



Northgate Apartments Phase II

10700 5th Avenue NE Seattle, WA

EARLY DESIGN GUIDANCE
JUNE 25, 2018
PROJECT #3030779

DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION

The Northgate Apartments project will build upon existing urban fabric in the Northgate Urban Center. The 7-story building will include below-grade parking, retail sales along 5th Avenue, and residential apartments and amenities. The development objectives for this project are as follows (all values are approximate):

Number of residential units:	235 Units
Retail sales and services:	5800 sf
Number of parking stalls:	
residential (structured)	235
non-residential (structured)	14

PROJECT INFORMATION

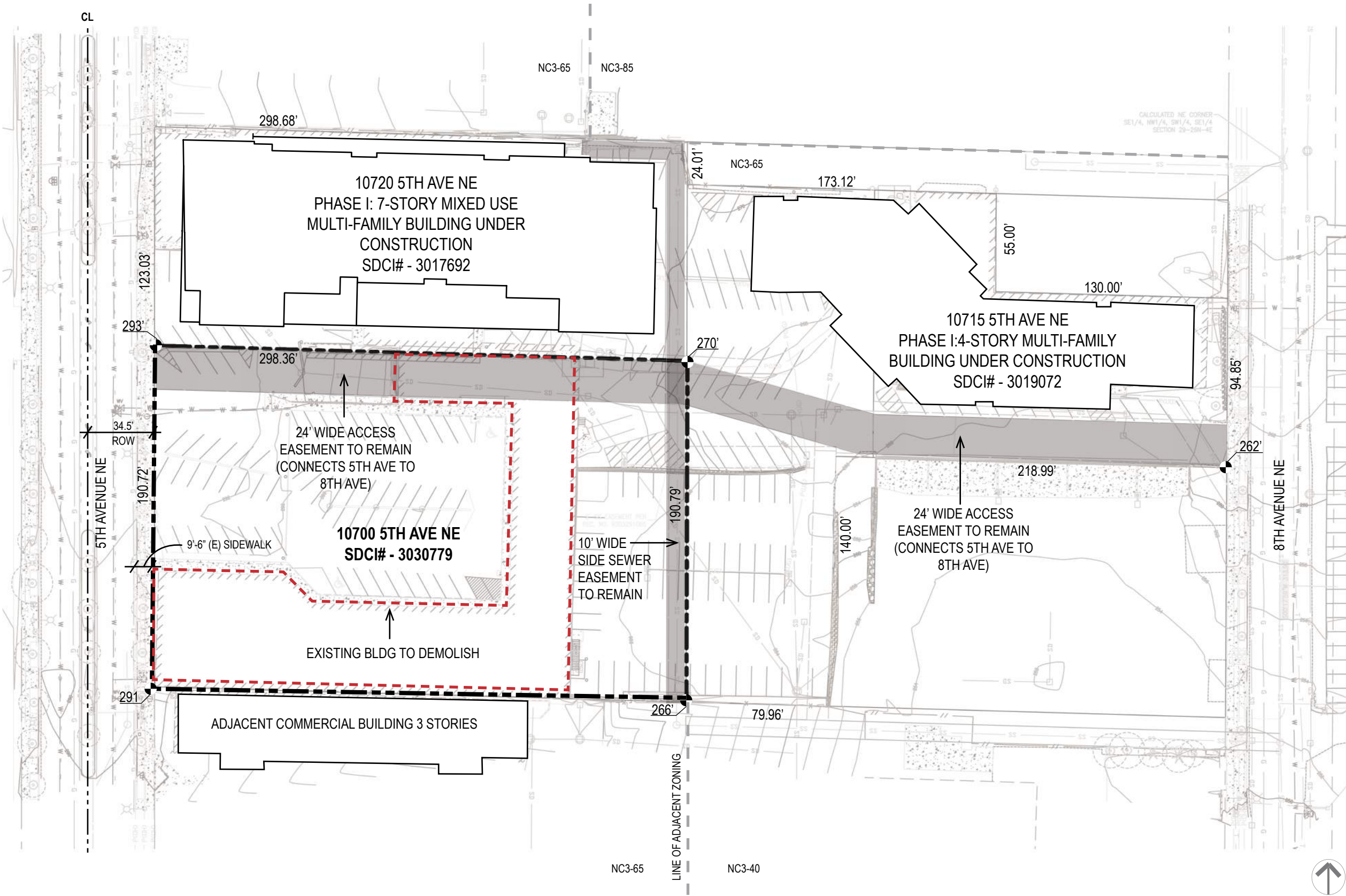
Zoning / Lot Size:	NC3-65 / 57,935 SF
Overlay:	Northgate Urban Center & Northgate Overlay District (Within Northgate Core Area)
Pedestrian Zone:	No
Mapped ECA:	40% Steep Slope, Peat Settlement Prone
Major Pedestrian St:	5th Avenue (As designated in Northgate Overlay District)
Codes:	Seattle Land Use Code (current edition)

PROJECT TEAM

Applicant:	GRE Fifth Avenue Investors LLC 2801 Alaskan Way Suite 310 Seattle, WA. 98121
Architect:	GROUPARCHITECT 1735 Westlake Ave. N. Suite 200 Seattle, WA. 98109
Landscape Architect:	LA Studios LLC 15200 52nd Avenue South Suite 210 Seattle, WA 98188

LEGAL DESCRIPTION

FOLG POR OF SW 1/4 OF NW 1/4 OF SW 1/4 OF SE 1/4-S 1/2 LESS S 18 FT THOF & N 1/2 LESS N 123 FT THOF LESS ST



NORTHGATE CONTEXT

The site is located within the Northgate Core Area of the Northgate Overlay District and is also within the Northgate Urban Center. Northgate is a dense retail and vehicular oriented corridor which in recent years is incorporating more dense residential uses and improved pedestrian amenities and connectivity. The site is in a predominantly mixed-use area with retail commercial nodes and multi-family buildings. Located half a block south of a major intersection of NE Northgate Way and 5th Avenue NE, the site is near primary entrances and exits to I-5 and the Northgate Transit Center.

IMMEDIATE NEIGHBORHOOD CONTEXT

The predominate architecture of the neighborhood is 1-2 story commercial structures that are car oriented strip malls. Northgate Mall is the neighborhood's predominate structure and efforts have been made to move toward a more pedestrian oriented edge with the addition of exterior focused restaurant and commercial opportunities. More recent development consists of 5-7 story mixed-use multi-family projects. Primary use of materials consist of CMU block, painted concrete, cement board paneling, metal siding and stucco.

ADJACENT AND NEARBY STREETS

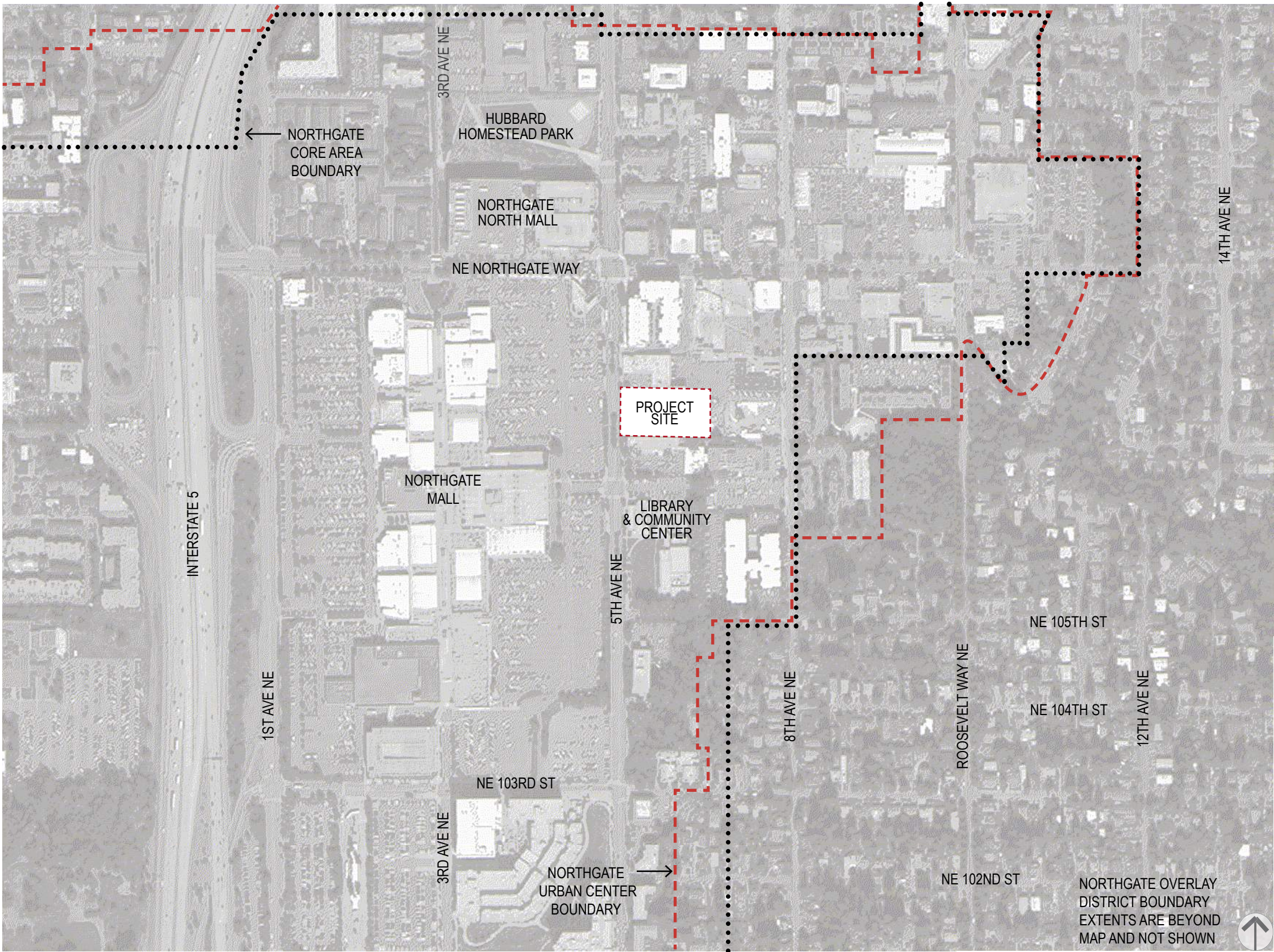
The site fronts on 5th Avenue NE and is adjacent on the north to a through-lot access easement and drive that connects 5th Avenue NE to 8th Avenue NE. Fifth Avenue NE is a four-lane road with a center turn lane & planted meridian and is designated as a Major Pedestrian Street by the Northgate Overlay District. It serves as a North South pedestrian link between NE Northgate Way and the transit and community amenities present to the South of the site. A shared bike lane is marked in both directions. The major intersections of 5th Avenue NE and NE Northgate Way is located approximately one half block to the North. Continuous sidewalks are present along 5th Avenue NE and vehicular traffic is restricted to right in / right out turning movements on 5th Avenue.

VIEWS AND AMENITIES

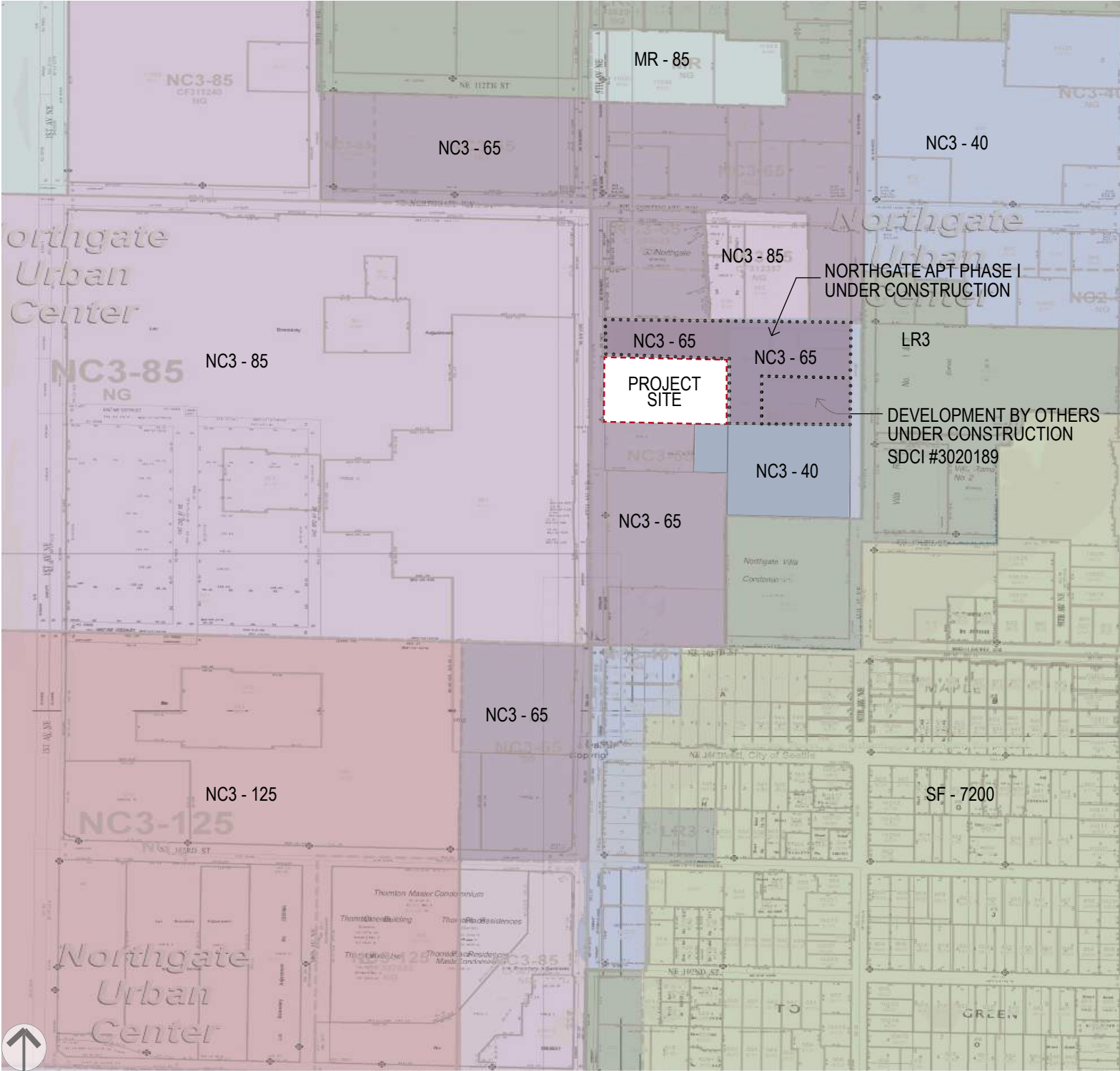
Anticipated views will mostly be territorial to the East over a mature treed neighborhood with the possibility of views toward the Cascades on the uppermost residential levels. Views to the West face the Northgate Mall parking area which will allow significant access to light and air. The majority of pedestrian focused amenities will revolve around the access to transportation and neighborhood commercial nodes located within a one block walk.

FUTURE PROJECTS

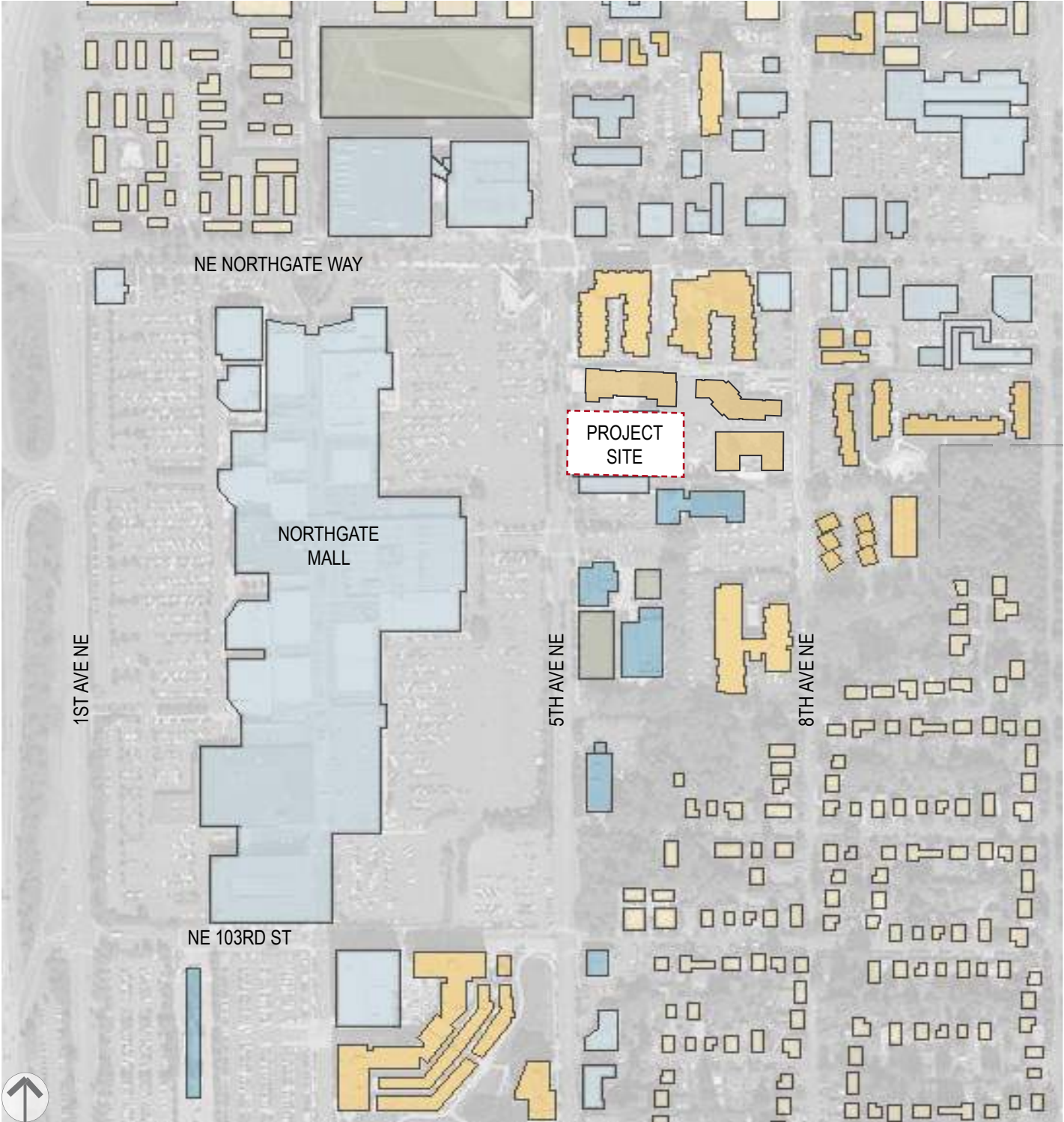
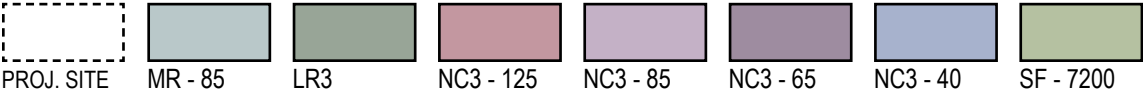
According to city records, the parcel to the east of the site is currently under construction with a multi-family structure containing 140 dwelling and live-work units. Many of the surrounding commercial sited are under developed by current land use code. The density in the neighborhood will substantially increase as these parcels are developed. The project immediately to the North is a related project (Northgate Phase I) and is currently under construction.



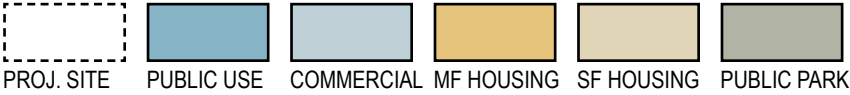
NORTHGATE NEIGHBORHOOD



ZONING MAP



ADJACENT USE DISTRIBUTION



CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST



POINTS OF INTEREST

- | | |
|--------------------------------------|---|
| 1. Northgate Mall | 5. Kindred Hospital - Northgate |
| 2. Public Library & Community Center | 6. P-Patch community garden |
| 3. 507 NE Northgate Way | 7. Thornton Creek Apartments |
| 4. Hubbard Homestead Park | 8. Northgate Transit Center / Future Light Rail Station |



URBAN DESIGN ANALYSIS: EXISTING NOTABLE ARCHITECTURAL & SITING PATTERNS



EXISTING PATTERN LOCATIONS

- 1. 525 NE Northgate Way - Sidewalk at access road
- 2. 507 NE Northgate Way - Sidewalk along 5th Ave NE
- 3. 10728 8th Avenue NE - Low rise residential streetscape
- 4. 525 NE Northgate Way - Leasing office entry along access road
- 5. 507 NE Northgate Way - Corner of 5th Ave NE & NE Northgate Way
- 6. 10548 5th Avenue NE, Seattle Public Library - Crossing at 5th Ave NE
- 7. 10700 5th Ave NE, Northgate Apt Phase I - West building along 5th Ave NE
- 8. 10548 5th Avenue NE , Seattle Public Library - Inner courtyard



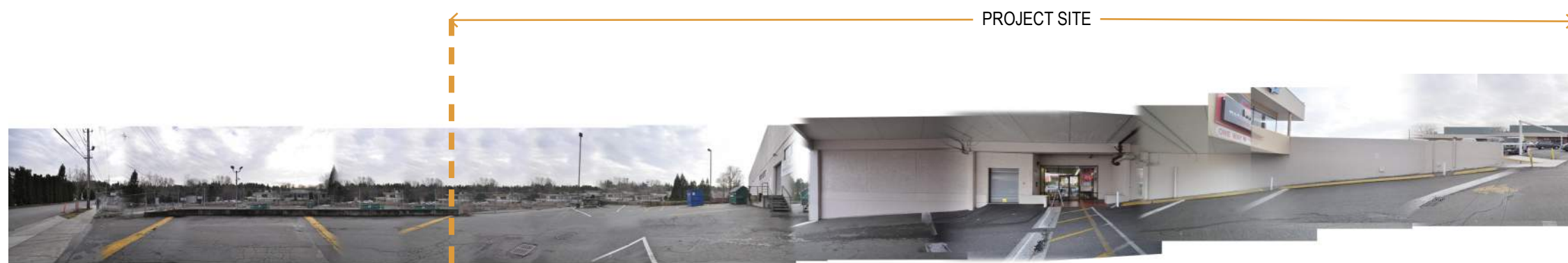
DESIGN CUES

- Wide sidewalks with places of rest and plantings
- Sidewalk awnings for pedestrian friendly environment
- Residential scale emphasized with street setbacks in low-rise zone
- Human scale residential covered entries
- Open plaza areas at street intersections
- Facade transparency along streetscape and site access points
- Public art within landscape areas

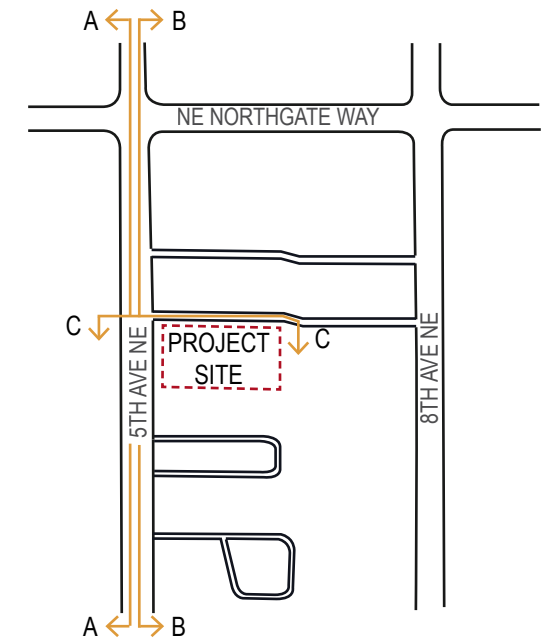


(BASE IMAGE FROM WALLACE PROPERTIES - DRB PACKET)

URBAN DESIGN ANALYSIS: STREET ELEVATIONS



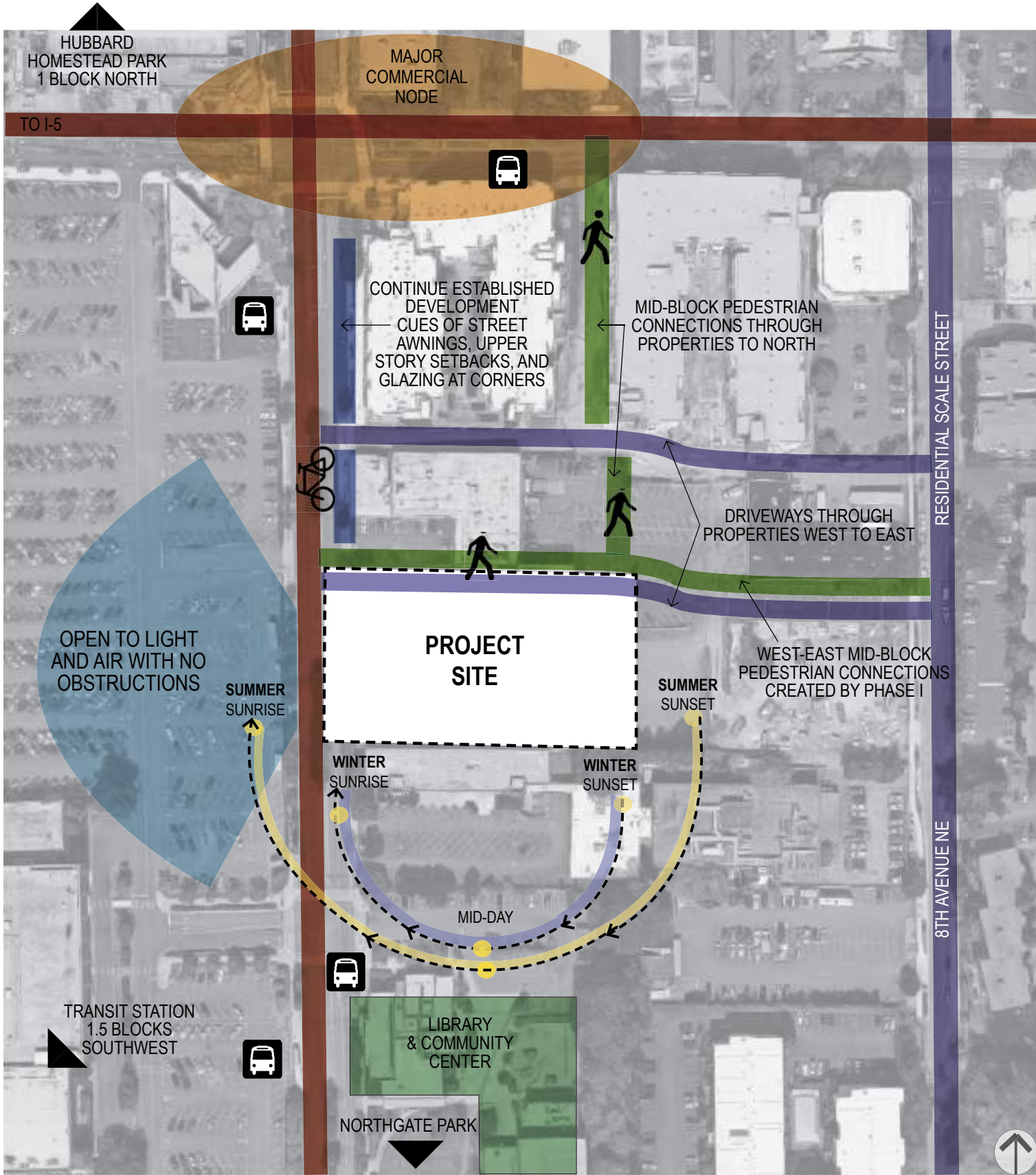
STREET ELEVATION C: SOUTHERN PROPERTY LINE ALONG EASEMENT LOOKING SOUTH



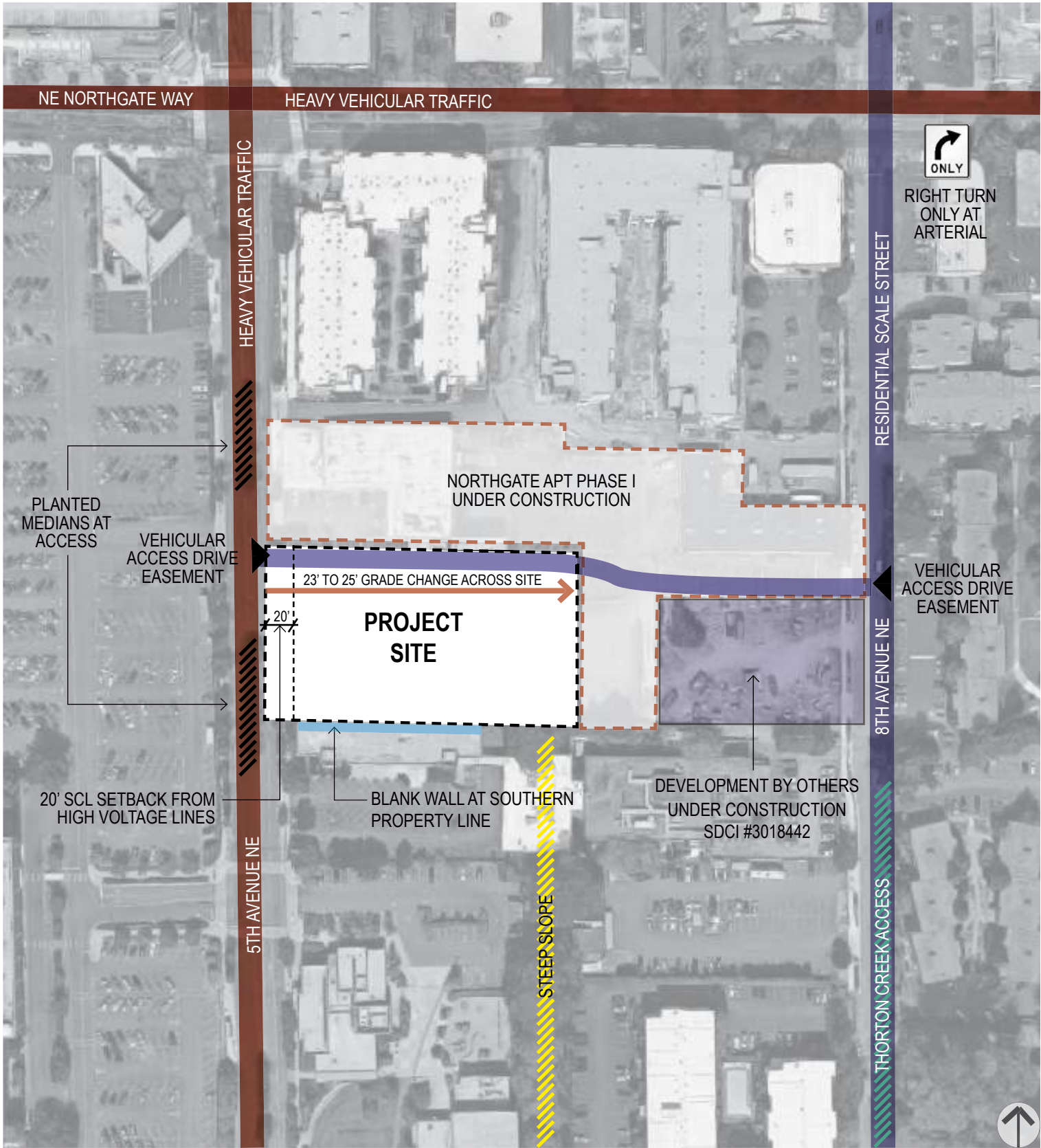
STREET ELEVATION B: 5TH AVE LOOKING EAST



STREET ELEVATION A: 5TH AVE LOOKING WEST



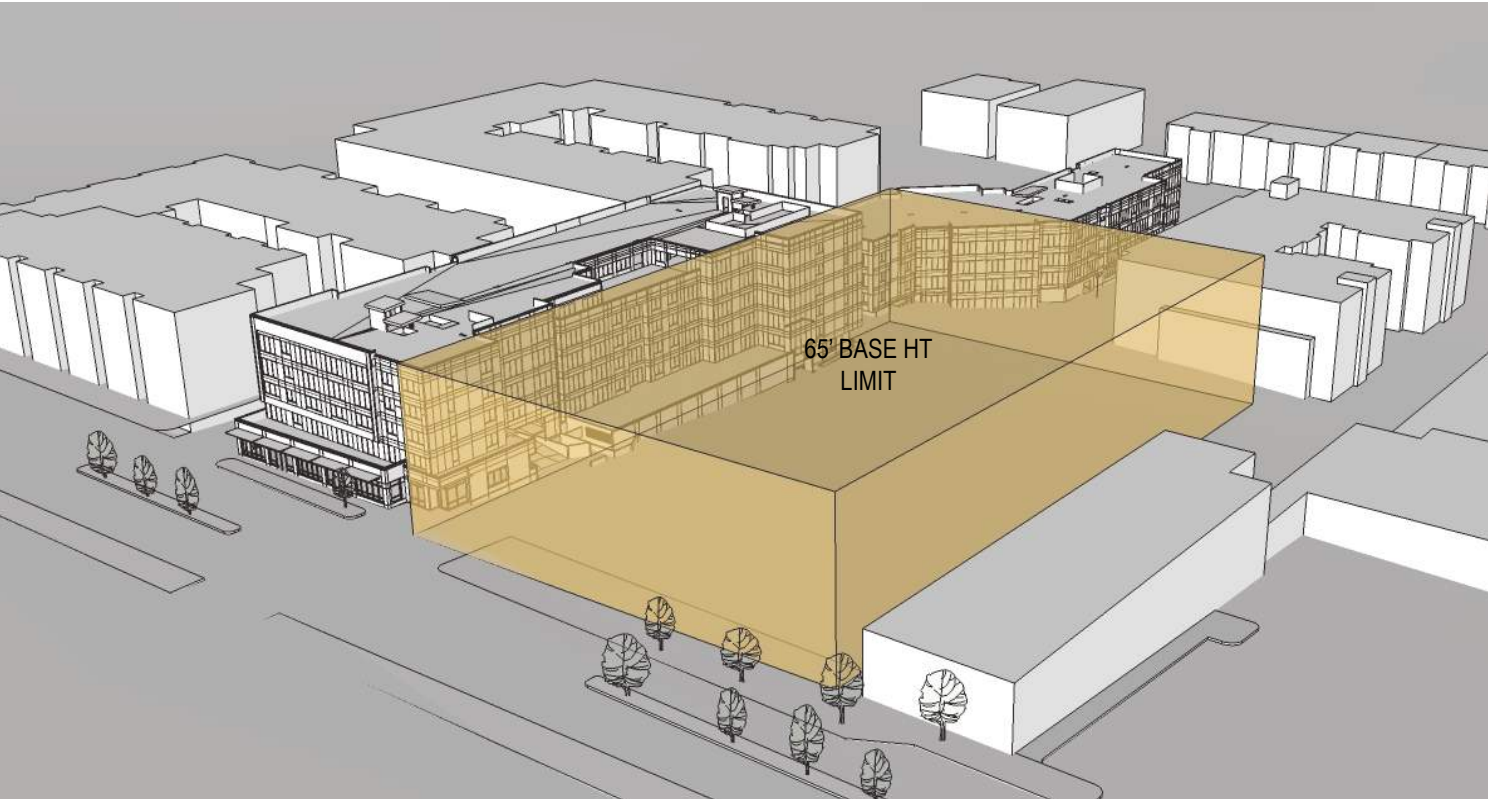
OPPORTUNITIES



CONSTRAINTS

ZONING ANALYSIS: SEATTLE COMMERCIAL (23.47A) & NORTHGATE OVERLAY (23.71)

23.47A.005.C	Residential uses limited to 20% of street-level street-facing facades within the Northgate Overlay District.
23.47A.008 & 23.71.008	Blank street facade segments between 2'- 8' above the sidewalk may not exceed 20' in width. Maximum 40% of overall facade width allowed to be blank facades. Required street-level uses (retail) shall equal 60% minimum of frontage lot width. Required street level uses (retail) shall equal 80% minimum of structure width. Street-level street facing facades shall be located within 10 feet of the street lot line unless other approved open spaces are provided. (A minimum of a 12' wide sidewalk shall be provided per Northgate Overlay) Minimum of 60% total facade between 2'- 8' required to be transparent.
23.47A.013	FAR Limits: 65' height zone 4.25 / 4.75 (residential / non-residential)
23.47A.016	Surface Parking Requirements: Landscaped area is required at surface parking areas per 23.47A.016.D1a and table C. Each area must be at least 100 sf and contained with permanent curbs or barriers. Width of area shall be no less than 4 feet.
23.47A.024	Amenity areas required in an amount equal to 5% of total gross floor area in residential use.
23.47A.032 & 23.71.016.F2a	Parking access for a lot abutting two streets shall be from one of the side street lot lines. Parking within a structure shall be separated from street-level street-facing facades by another permitted use.
23.54.015 23.54.015K & table D	No required parking for Residential or Non-Residential use in Urban Center Bicycle parking shall be in a convenient location for users with access to long-term bicycle parking separated from vehicular entries. Residential long-term bike stalls req'd = 1 per 4 dwelling unit / 1 per SEDU Residential short-term bike stalls req'd = 1 per 20 dwelling units Non-residential long-term bike stalls req'd = 1/4000 SF Non-residential short-term bike stalls req'd = 1/2000 SF
23.71.014	Northgate Overlay District Open Space: NC3-65 zone requires 15% of site area for landscaping and usable public open space.
23.71.040	NC3-65 zone has no density limit
23.71.008.E3	Planting strips are prohibited along major pedestrian streets *Departure Requested*

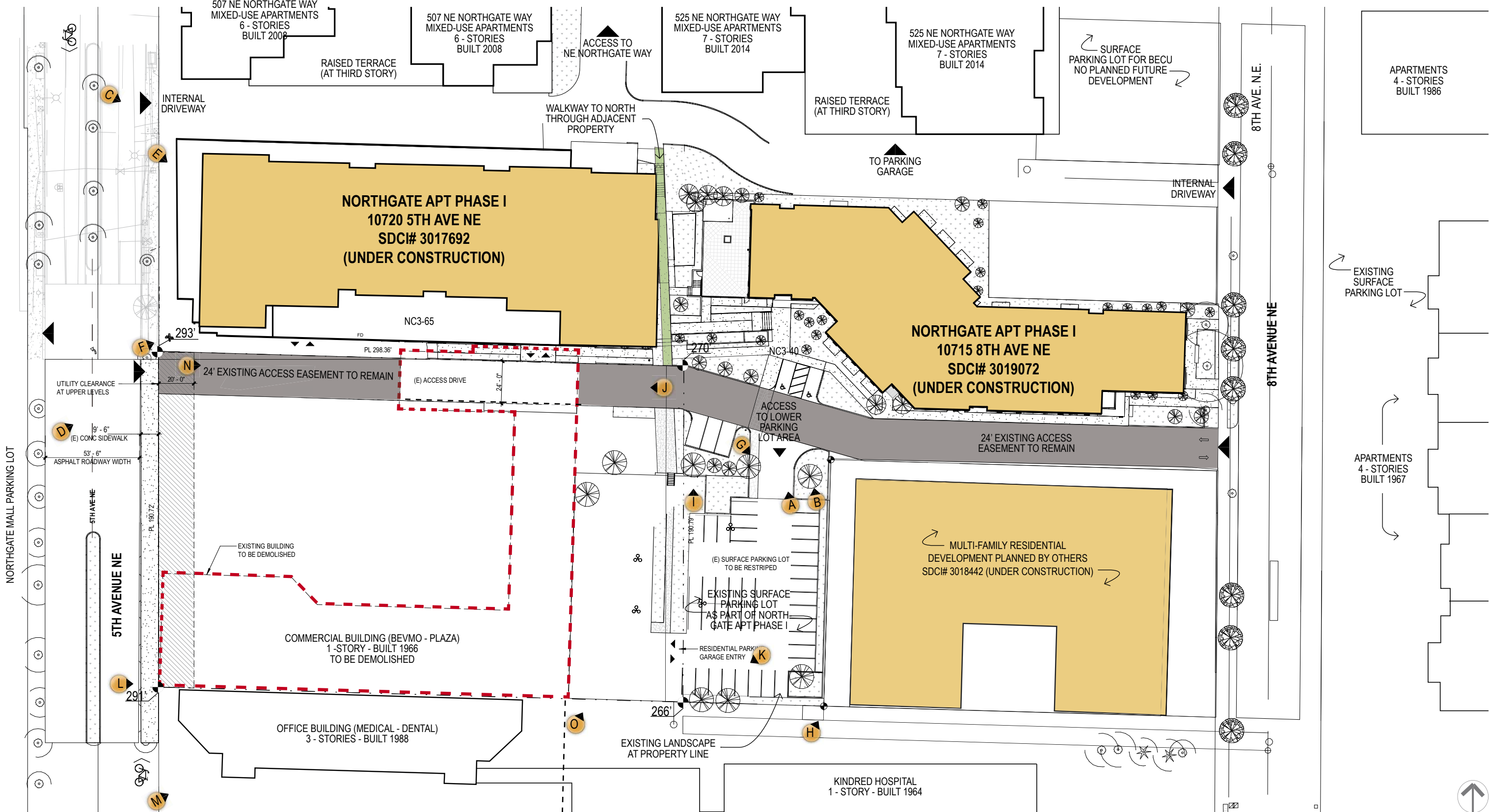


ZONING ENVELOPE

DEPARTURE REQUESTS ANTICIPATED

LAND USE CODE	CODE ITEM	DEPARTURE DESCRIPTION	OPTIONS	DESIGN RATIONALE
23.71.008.E3	Planting strips are prohibited along major pedestrian streets	To provide a planting strip between 5th Ave NE & the sidewalk (*major pedestrian street)	B & C	The planting strip provides desired separation between pedestrians and vehicular traffic, creating an enhanced sense of safety and comfort. (CS3-1.i, Response to context & PL2-11.v, Green space)

SITE PLAN: EXISTING CONDITIONS



URBAN DESIGN ANALYSIS: SITE PHOTOS & FUTURE DEVELOPMENTS

A NORTHGATE PHASE I ENTRIES & EASEMENT CONNECTION

The NE corner of the development property shares a connection to the planned centrally located main entries to the Northgate Phase I West & East buildings. The access easement bi-sects the two phases at this location and serves to provide vehicular access to the lowest level of parking for Phase II from this location.

B PEDESTRIAN WALKWAY TO NORTH

Between the Northgate Phase I West & East buildings is a Neighborhood Pedestrian Walkway which provides a mid-block connection to the properties to the North. The proposed project has the opportunity to continue this development pattern and connect to this established pathway. (Under construction)

C NORTHGATE PHASE I FROM 5TH AVE NE

Northgate Phase I retail frontage (under construction).

D NORTHGATE PHASE I LOOKING SW CORNER

Northgate Phase I retail frontage and residentail lobby/leasing office (under construction).

E NORTHGATE PHASE 5TH AVE RETAIL

Northgate Phase I retail frontage (under construction)

F NORTHGATE PHASE I CONNECTIONS TO STREET

Northgate Phase I open plaza area along 5th Avenue NE and just North of the access driveway easement. Within this plaza is a 10 foot tall sculpture which serves as a wayfinding marker for the development and the pedestrain and vehicular entry point. The residentail lobby/leasing office entry is accessed from this plaza area (under construction).

G H ADJACENT PROPERTY TO EAST

Wallace Properties multi-family project located to the east of the project site and fronting 8th Avenue NE (under construction).



A NORTHGATE PHASE I ENTRIES & EASEMENT CONNECTION



B PEDESTRIAN WALKWAY TO NORTH



C NORTHGATE PHASE I FROM 5TH AVE NE



D NORTHGATE PHASE I LOOKING SW CORNER



E NORTHGATE PHASE 5TH AVE RETAIL



F NORTHGATE PHASE I CONNECTIONS TO STREET



G ADJACENT PROPERTY - EAST FACADE
(IMAGES FROM WALLACE PROPERTIES - DRB PACKET)



H ADJACENT PROPERTY - SOUTH FACADE

URBAN DESIGN ANALYSIS: SITE PHOTOS & FUTURE DEVELOPMENTS

I NORTH PROPERTY LINE

The site abuts two lots (10720 & 10715 8th Ave NE), Northgate Apartment Phase I. The building contains similar amenities and uses as the proposed project. The building incorporates raised terraces above two-levels of parking adjacent to the North property line creating a driveway between Northgate Apartment Phase I & II.

J ACCESS DRIVEWAY EASEMENT LOOKING WEST

Once the existing building "tunnel" is demolished, the access driveway easement will become open to light and air. This easement provides vehicular and pedestrian access between 5th Avenue NE and 8th Avenue for all adjacent properties and the neighborhood.

K SOUTH PROPERTY LINE AT THE SURFACE PARKING LOT

Currently a shared surface lot with the Northgate Phase I property.

L SOUTH PROPERTY LINE

The adjacent building to the South (Fifth Avenue Professional Center) maintains a zero lot line condition to the property line for the length of the structure.

M FIFTH AVENUE PROFESSIONAL CENTER

The adjacent building primarily faces toward the South. Fifth Avenue engagement is limited to planting areas.

N ACCESS DRIVEWAY EASEMENT LOOKING EAST

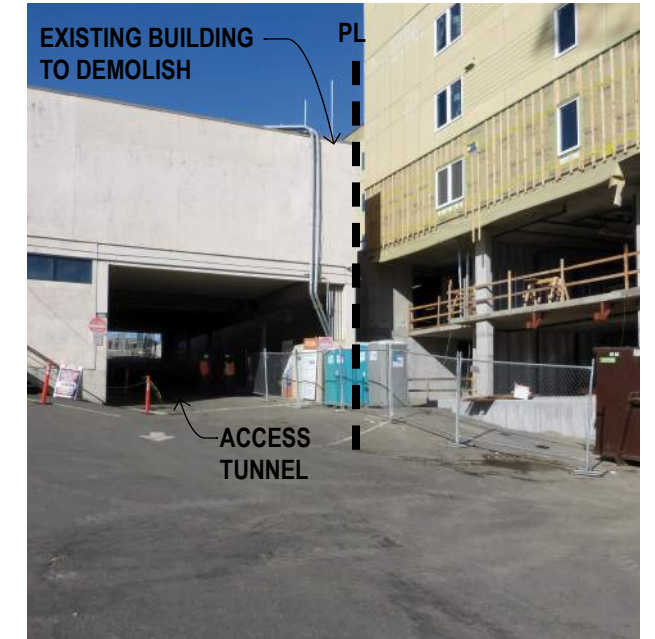
Once the existing building "tunnel" is demolished, the access driveway easement will become open to light and air. This easement provides vehicular and pedestrian access between 5th Avenue NE and 8th Avenue for all adjacent properties and the neighborhood.

O SOUTH PROPERTY LINE & GRADING CHANGE FROM ADJACENT PROPERTY

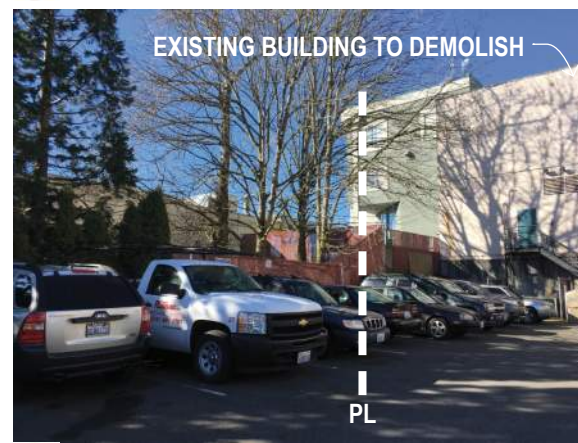
On the adjacent properties to the South, there are significant grade changes and some mature trees.



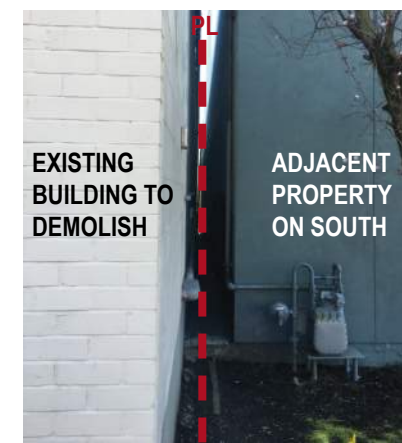
I NORTH PROPERTY LINE



J EASEMENT LOOKING WEST



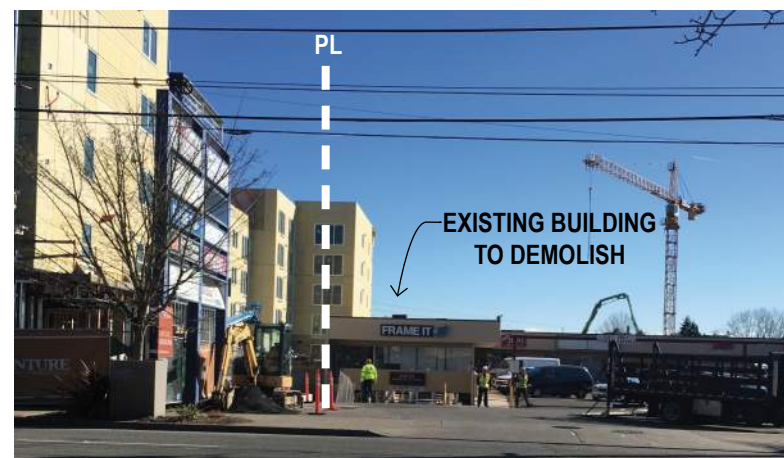
K SOUTH PROPERTY LINE AT THE SURFACE PARKING LOT



L SOUTH PROPERTY LINE



M FIFTH AVENUE PROFESSIONAL CENTER



N EASEMENT LOOKING EAST



O SOUTH PROPERTY LINE & GRADING CHANGE FROM ADJACENT PROPERTY



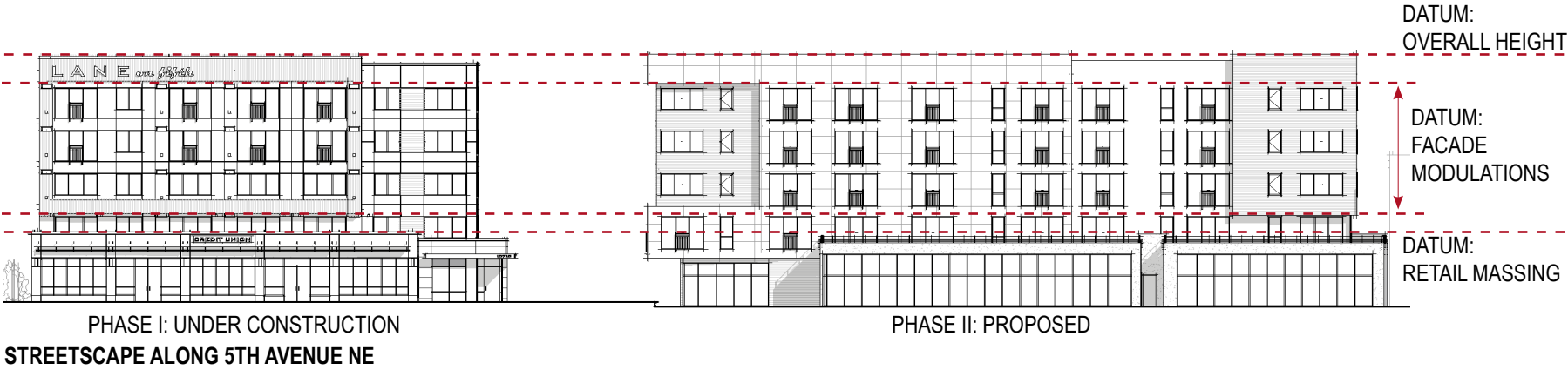
CONTEXT AND SITE

1 CS2.B2: *Adjacencies, Connection to the street* - Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - its physical features (sidewalk, parking, landscape strip, street tress, travel lanes, and other amenities) and its function (major retail street or quieter residential street) - in siting and designing the building.

2 CS2.C2: *Relationship to Block, Mid-Block Sites* - Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings. Where adjacent properties are underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

PROJECT RESPONSE: The project proposes to provide a contiguous retail frontage along 5th Avenue NE. The character of the retail will be highly transparent with storefront glazing and engage the street with immediately adjacent planting areas and seating opportunities. The project proposes a planting strip and street tress to protect pedestrians from the high traffic volumes along 5th Avenue NE (please note the inclusion of the planting strip is a departure request). In addition, the Northwest corner of the massing pulls away from the sidewalk to create a residential plaza area providing additional landscape and a synergy with the Phase I plaza provided across the easement driveway to the North.

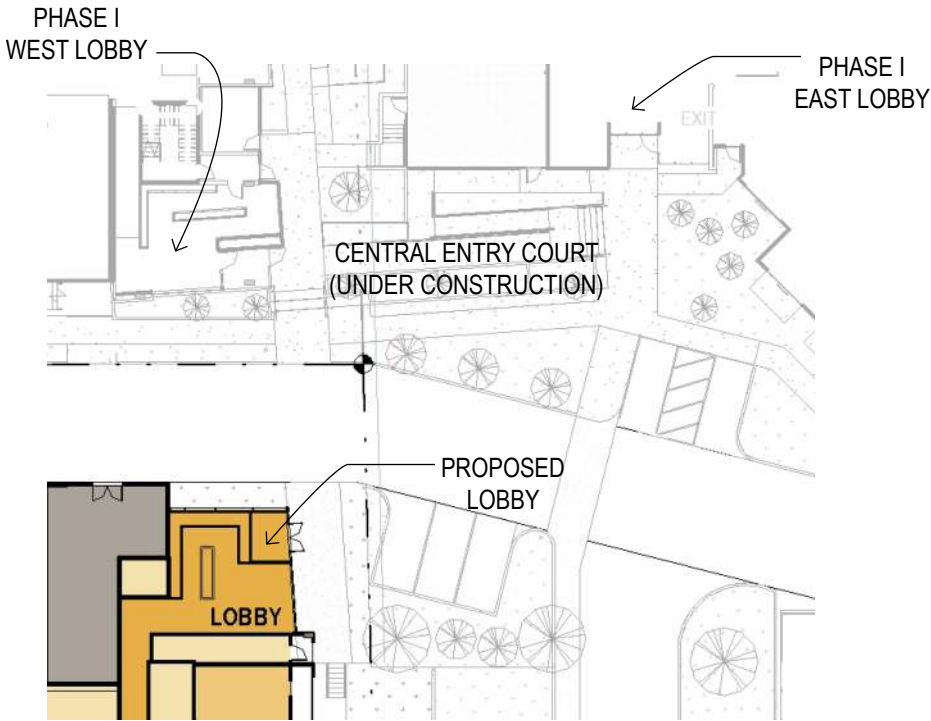
PROJECT RESPONSE: The project proposes to continue the streetscape massing established by the property developments to the North by creating a one-story retail massing that modulates toward the street and providing upper level setbacks. The retail level setback matches the retail setback provided at Phase I. The project also provides a corner modulation that relates to facade modulation datum lines established on Phase I.



PUBLIC LIFE

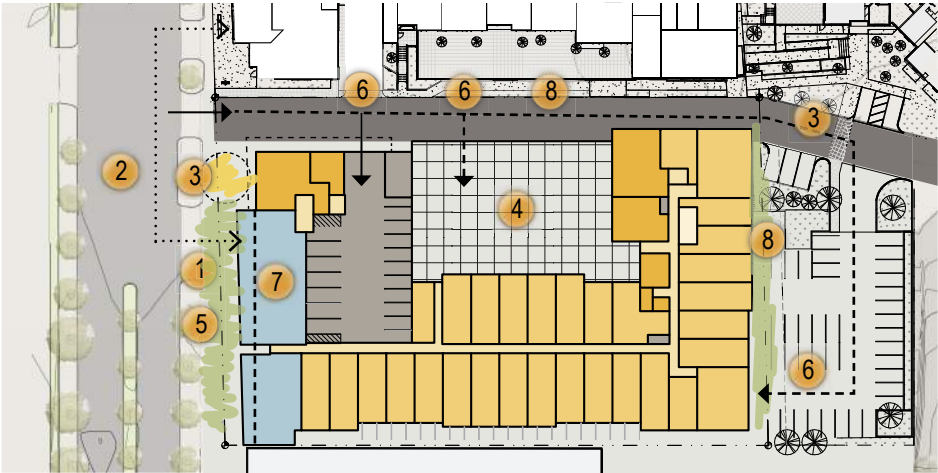
3 PL3.A1: *Entries, Design Objectives* - Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Differentiate residential and commercial entries with design features and amenities specific to each.

PROJECT RESPONSE: The project proposes distinct residential and retail entries. The retail entries will be placed with a more direct relationship to the ROW sidewalk while still allowing area for plantings and seating. Awnings over retail entires will be provided. The residential uses for the project have two main entry points, one at the Northwest corner of the site through a provided plaza area immediately adjacent to the sidewalk. This plaza area setback provides a massing differential between retail and residential uses. The second residential entry is provided at the Northeast corner of the site immediately adjacent to the primary residential entires at Phase I which defines the third corner to the developed central tenant entry court.



PLAN - CENTRAL TENANT ENTRY COURT ENTRIES

DESIGN GUIDELINES: RESPONSE



- SEATTLE GUIDELINES

 - 1 CS2.B2 Adjacencies, Connections to the Street
 - 2 CS2.C2 Relationship to Block, Mid-Block Sties
 - 3 PL3.A1 Entries, Design Objectives
 - 4 DC3.B4 Multi-Family Open Space
- NORTHGATE NEIGHBORHOOD GUIDELINES

 - 5 CS3 (I) Streetscape Compatibility
 - 6 DC1 (IV) Parking and Vehicle Access
 - 7 DC2 (II) Architectural Concept / Upper Stories
 - 8 PL1 (II) Pedestrian Connections

PLAN DIAGRAM - CONCEPT SKETCH REPONSE TO GUIDELINES

DESIGN CONCEPT

4 DC3.B4: *Open Spaces, Multifamily Open Space* - Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

PROJECT RESPONSE: The project proposes one large shared courtyard space to be shared by all tenants. The area dedicated to the courtyard is generous enough to provide multiple outdoor uses and activities to create a populated and vibrant space. Possible activities include, outdoor seating areas, fire pits and BBQs, active space such as Bocce Ball and large scale chess board, as well as immediately adjacent indoor amenity spaces and defensible private unit patios. Units look into the courtyard from three sides, with some units having decks to further bring activity to this central area.

NORTHGATE DESIGN GUIDELINES

5 CS3 (I): *Streetscape Compatibility* - Design the character, form and function of the building in an appropriate manner, responding to the immediate surrounding context-both existing and as envisioned through neighborhood planning documents and concepts supported by the community. The architecture of individual buildings should relate to their surroundings, sensitive to the surrounding urban, built, and natural environments.

PROJECT RESPONSE: The project proposes to follow similar setback at both the retail and tower levels to the project located directly to the North. Because the project to the North (Phase I) and the proposed project are intended to be managed as one property, the project desires to be compatible in material choices, massing, and modulation without being a carbon copy. The project proposes to meet similar massing and datum lines to reinforce a continuous streetscape pattern while at the same time creating variety of modulation. For example, the project modulates the corners of the massing versus the facade of the massing like at Phase I.

6 DC1 (IVi): *Minimize Pedestrian/Vehicle Conflicts* - Site and design driveways to minimize conflicts between vehicles and pedestrians. This is especially important along 5th Avenue NE. Minimize the number of curb cuts and width of driveways along the streets.

PROJECT RESPONSE: The project includes a shared vehicular entry with the developments immediately to the North and East of the site. This shared entry limits the curb cut along the 5th Avenue frontage to one. All vehicular traffic is limited to this easement “spine”, and vehicular entires to retail and residential parking facilities are provided from this corridor.

7 DC2 (II): *Architectural Concept - Upper Stories* - Recessing the upper stories of developments on arterials allows sunlight to pass onto the street and minimizes the impact of height on pedestrians.

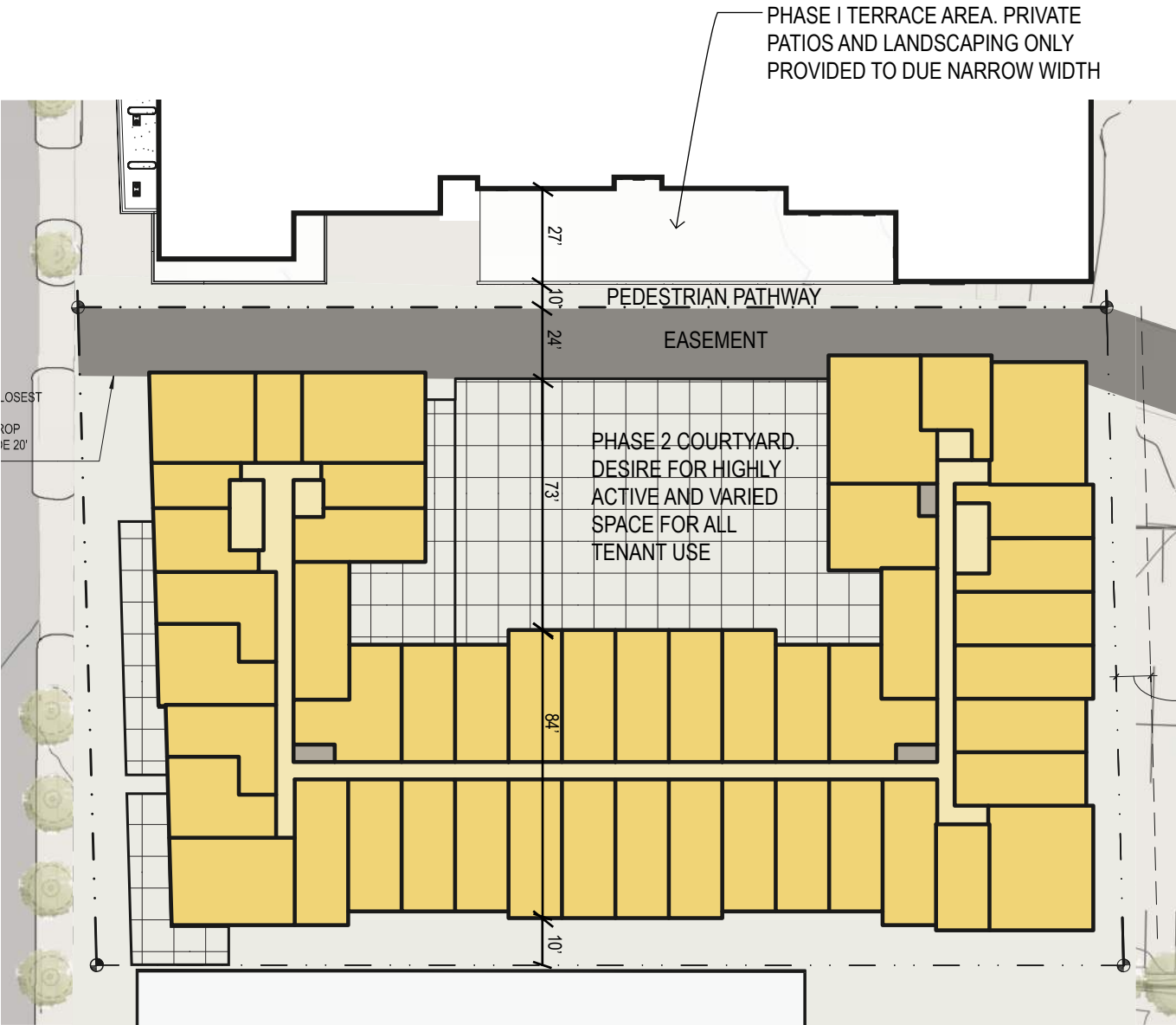
PROJECT RESPONSE: The project proposes upper level setbacks which match the upper level setbacks of the developments located to the North. The setback provides additional light and air to the streetscape. In addition, the project proposes to locate the amenity courtyard to the North of the project. By placing this major modulation along the North facade, the light and air provided to the pedestrian pathway connection is significantly increased.

8 PL1 (II): *Interior Block Pedestrian Connections* - Encourage pedestrian walkways and open spaces. The Northgate Transit Center/future light rail station and adjacent mixed-use transit-oriented development (TOD) with its urban plaza and access to the Thornton Creek Water Quality Channel as well as the Northgate Civic Center and Hubbard Homestead Park are important pedestrian destinations.

PROJECT PROPOSES: The project proposes to respect the Pedestrian Pathway Connections that are currently under construction on Phase I. The West-East pathway connects 5th Avenue NE to 8th Avenue NE and provides a safe path separate from vehicular traffic which mimics existing pedestrian traffic through the site prior to the Phase I proposal. The project proposes a significant modulation along the Northern facade for an amenity courtyard. This modulation will provide light and air to the Pedestrian Pathway and easement area as well as decrease perceived massing.

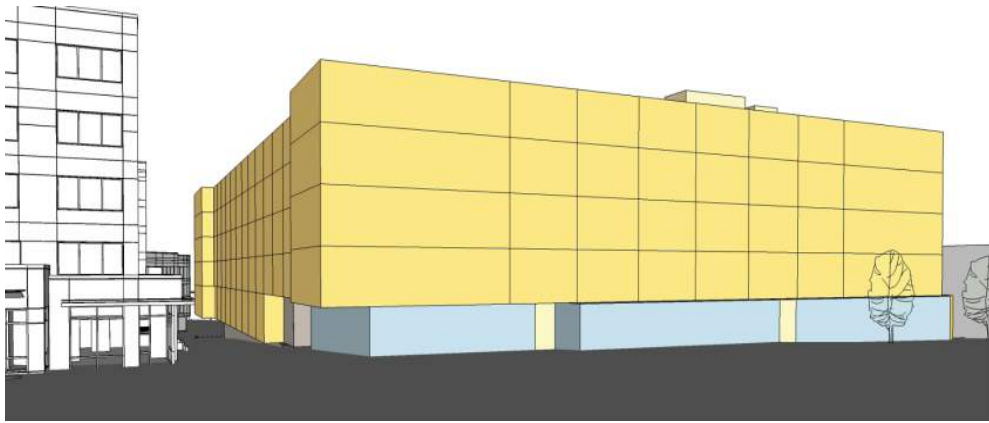
The project proposes to extend the North-South Pedestrian Pathway Connection for the full Eastern frontage of the site. This pathway area will be complimented with adjacent plantings and “eyes on the street” with lower level units facing directly South separating parking uses from the pathway.

DESIGN GUIDELINES: RESPONSE



COURTYARD LOCATION AND SIZE CONCEPT: In the preferred Option C, the project proposes a single North facing courtyard. The Northern courtyard creates a desirable synergy with the Phase I terrace area directly to the North on the opposite side of the easement and Pedestrian Pathway. When analyzing the size of the proposed courtyard, it was determined that any courtyard meet project program goals and must be large enough to accommodate meaningful communal space for all tenants. On Phase I, the terrace area was compromised due to the more narrow site dimensions of the site. As a result, this courtyard space was undersized for communal use and is only providing private patio space and landscape area. For this reason, the project choose not to pursue a scheme where the available area for courtyard space would be split between both the North and South. The resulting spaces would have been dimensionally deficient for the meaningful common area programmed activities. (Design Guidelines DC3.B4, DC2 (II), & PL1 (III))

PLAN DIAGRAM - COURTYARD ANALYSIS



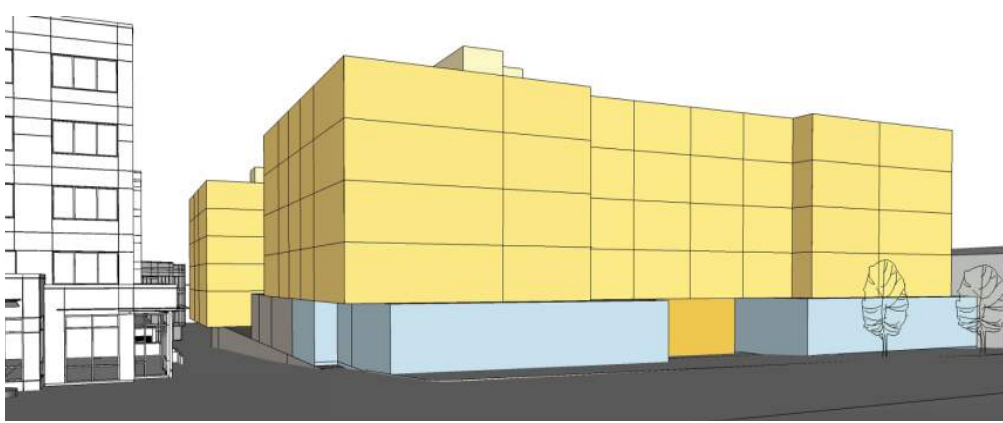
OPTION A: SOUTHERN COURTYARD CONCEPT (CODE COMPLIANT)

- PROS:
- Southern exposure for courtyard
 - NW corner frontage setback aligns with 5th Ave. Plaza provided by Phase I to North & provides visual access for vehicular traffic & way-finding provided by Phase I artwork
- CONS:
- Tower “wall” fronts the neighborhood pedestrian connection pathway along the access drive to the North creating a “canyon effect”
 - Residential lobby disconnected from major access points to site for both vehicular & pedestrian traffic & main lobbies at center of the site serving Phase I
 - Massing does not relate to adjacent Phase I terrace modulation

DEVELOPMENT OBJECTIVES:

Number of residential units -	234 units
Retail sales and services -	5,313 Sf8
Number of parking stalls -	182

DEPARTURE REQUESTED: None.



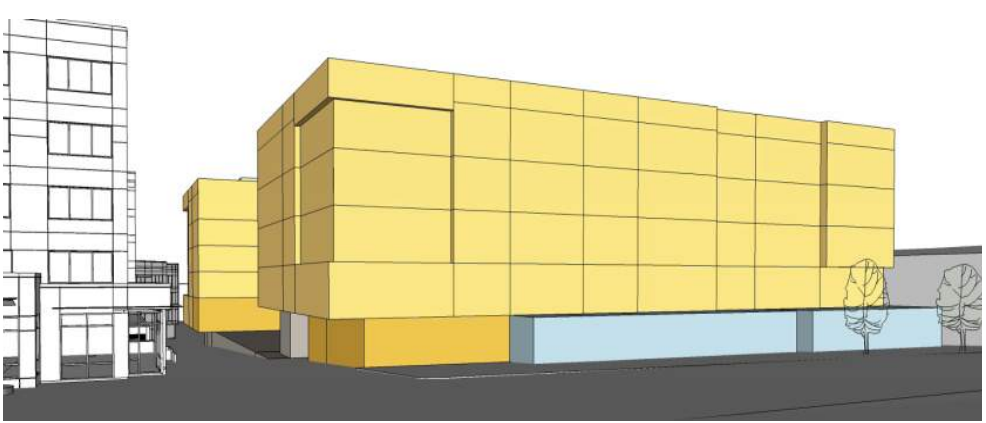
OPTION B: 5TH AVE PLAZA CONCEPT

- PROS:
- Major modulation breaks up frontage along 5th Ave.
 - Northern amenity courtyard provides interest & sunlight to pedestrian connection pathway
 - Northern amenity courtyard compliments massing of Phase I
- CONS:
- Long facade toward South
 - Residential lobby interrupts retail frontage continuity
 - Residential lobby disconnected from major access points to site for both vehicular & pedestrian traffic
 - Possible security concerns with mid block courtyard
 - Building footprint occupies NW corner of the site limiting vehicular access views and turns back on 5th Ave Plaza way-finding artwork
 - Northern facing outdoor space for residents

DEVELOPMENT OBJECTIVES:

Number of residential units -	238 Units
Retail sales and services -	6,113 sf
Number of parking stalls -	182

DEPARTURE REQUESTED: Provide a planting strip along 5th Ave NE, a major pedestrian street



OPTION C: NORTHERN COURTYARD CONCEPT (PREFERRED)

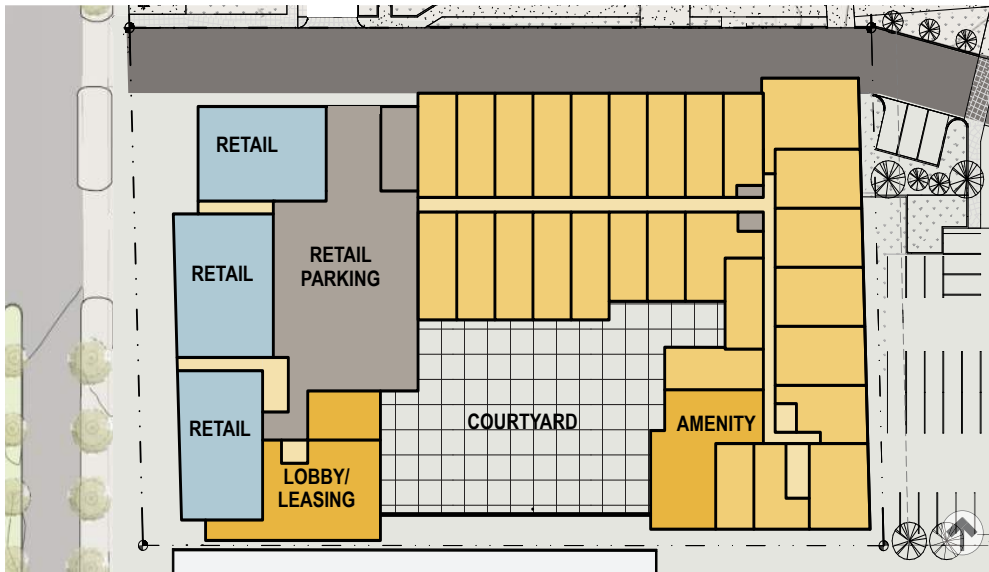
- PROS:
- Residential lobby at NW corner setback allows for distinct tower entry and contiguous retail frontage to the South
 - Residential lobby is near major vehicular & pedestrian access points to site
 - Northern amenity courtyard provides interest & sunlight to pedestrian connection pathway
 - Northern amenity courtyard compliments massing of Phase I
 - NW corner frontage setback aligns with 5th Ave. Plaza provided by Phase I to North & provides visual access for vehicular traffic & way-finding provided by Phase I artwork
 - Eastern lobby at level 1 compliments common entry points at Phase I

- CONS:
- Long facade toward South
 - Northern facing outdoor space for residents

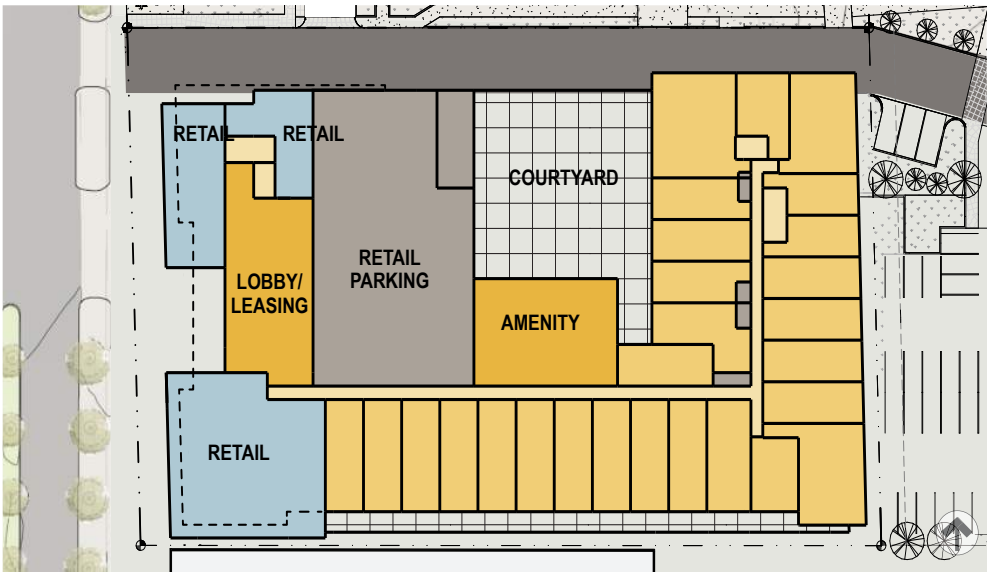
DEVELOPMENT OBJECTIVES:

Number of residential units -	235 Units
Retail sales and services -	4,228 sf
Number of parking stalls -	182

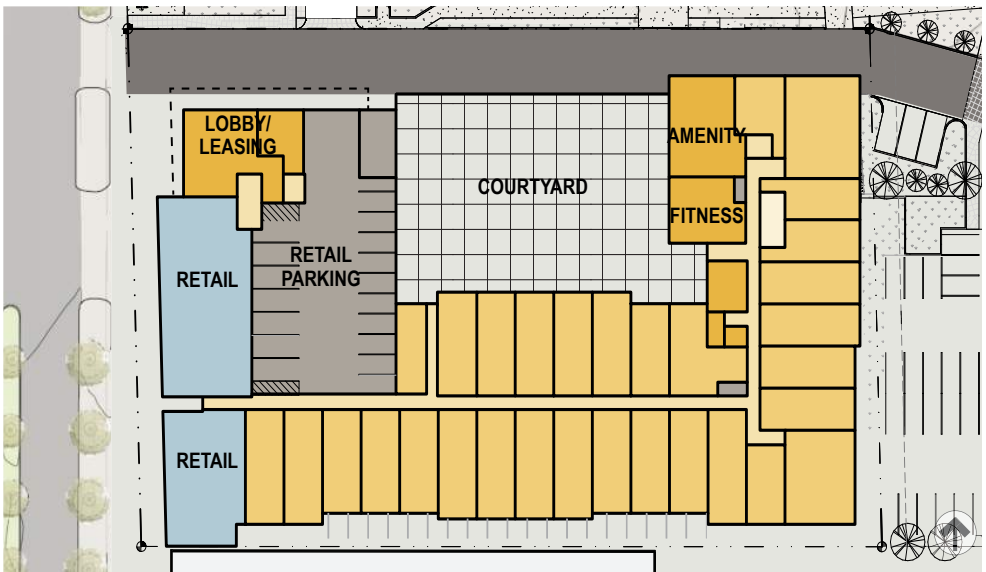
DEPARTURE REQUESTED: Provide a planting strip along 5th Ave NE, a major pedestrian street



OPTION A - STREET LEVEL PLAN

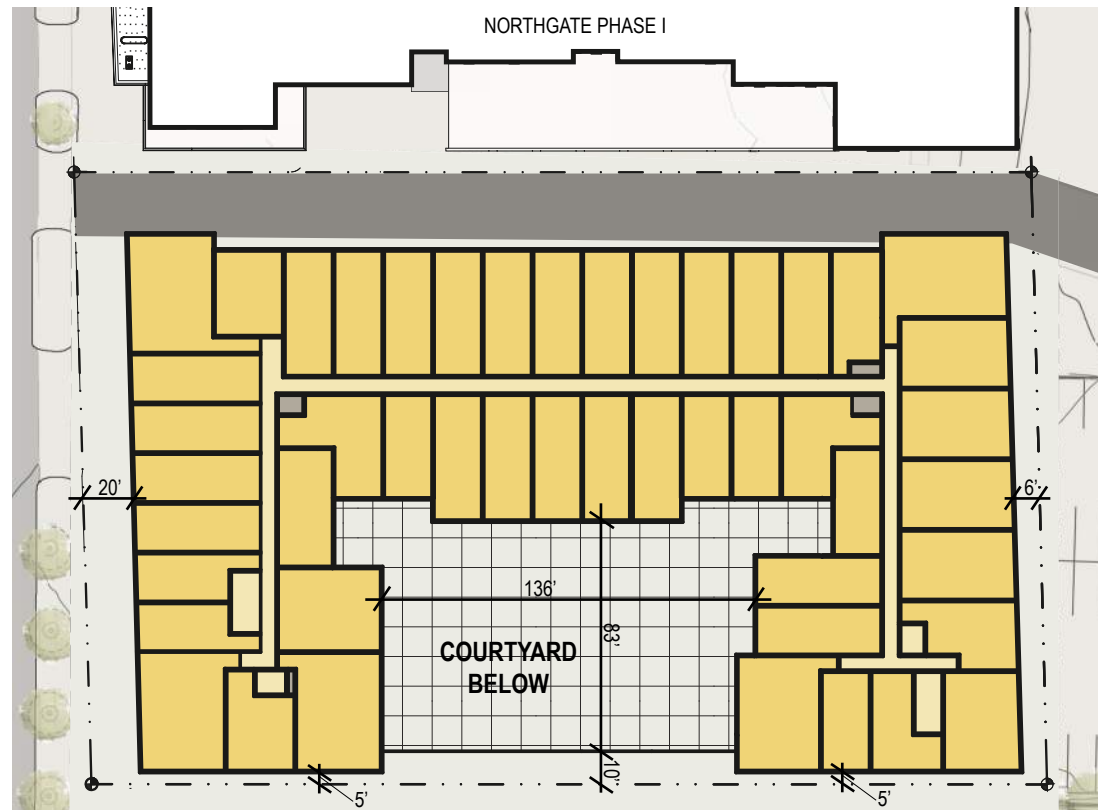


OPTION B - STREET LEVEL PLAN

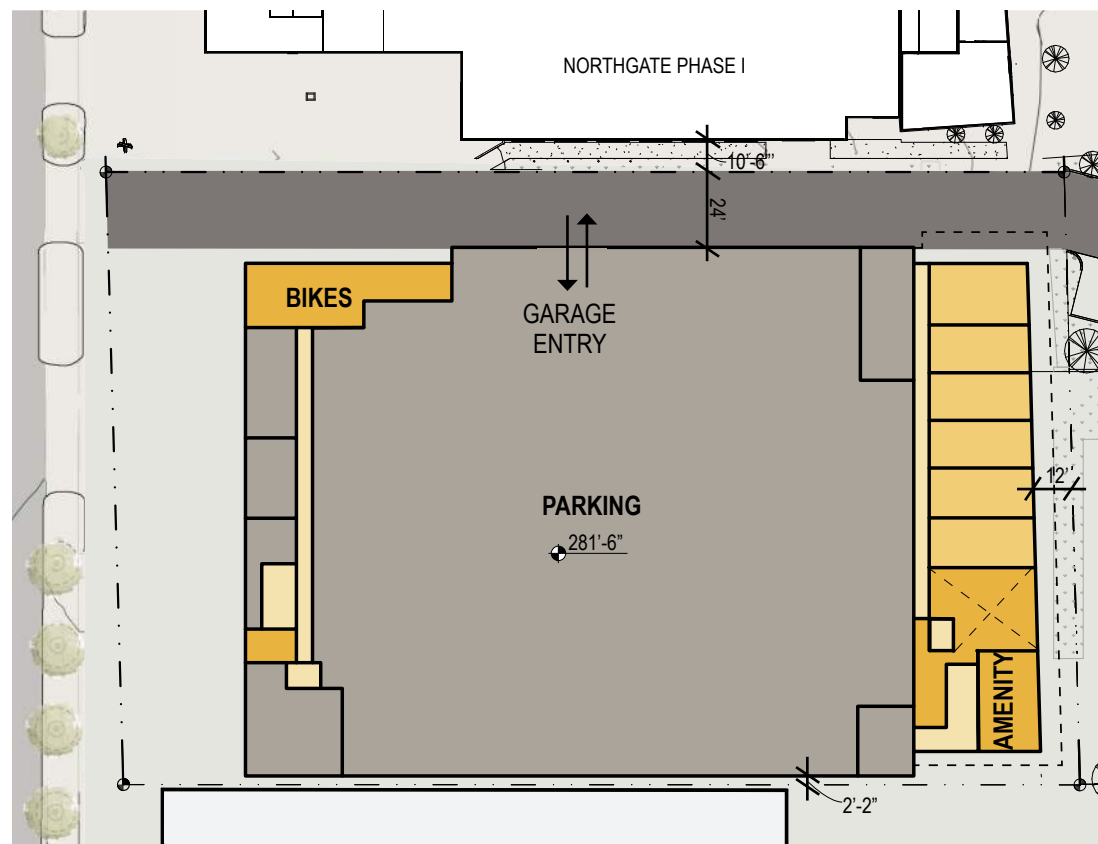


OPTION C - STREET LEVEL PLAN

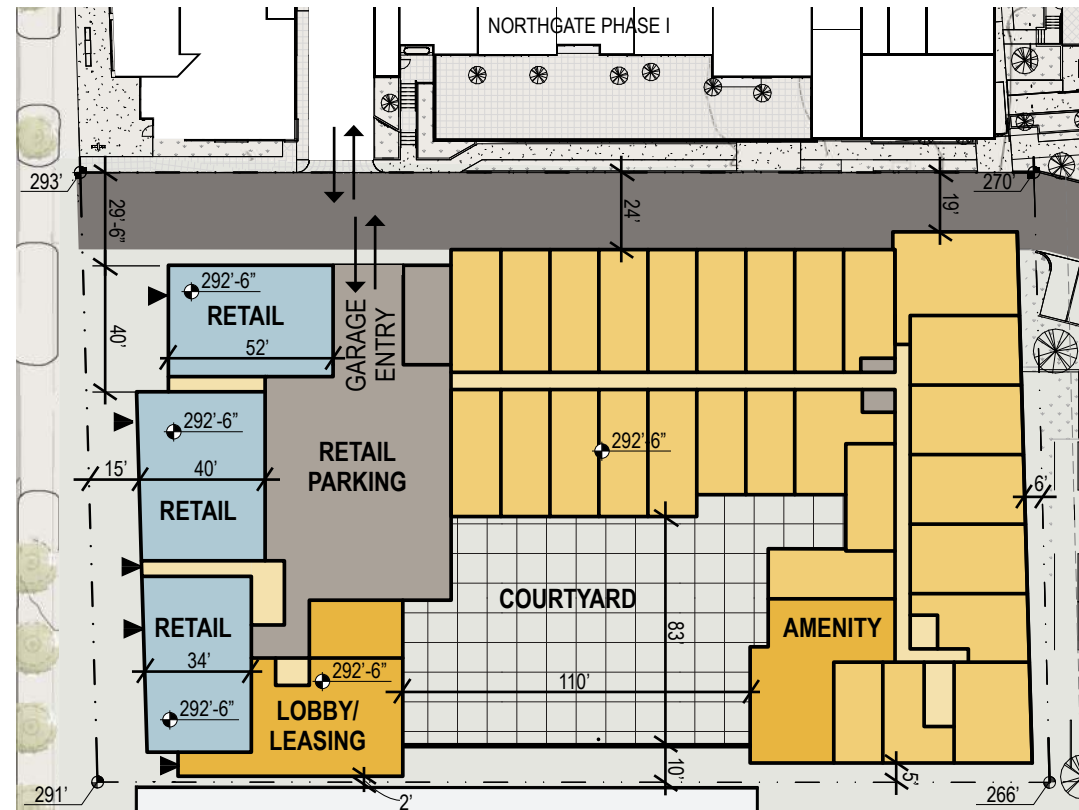
ARCHITECTURAL CONCEPTS: OPTION A (CODE COMPLIANT)



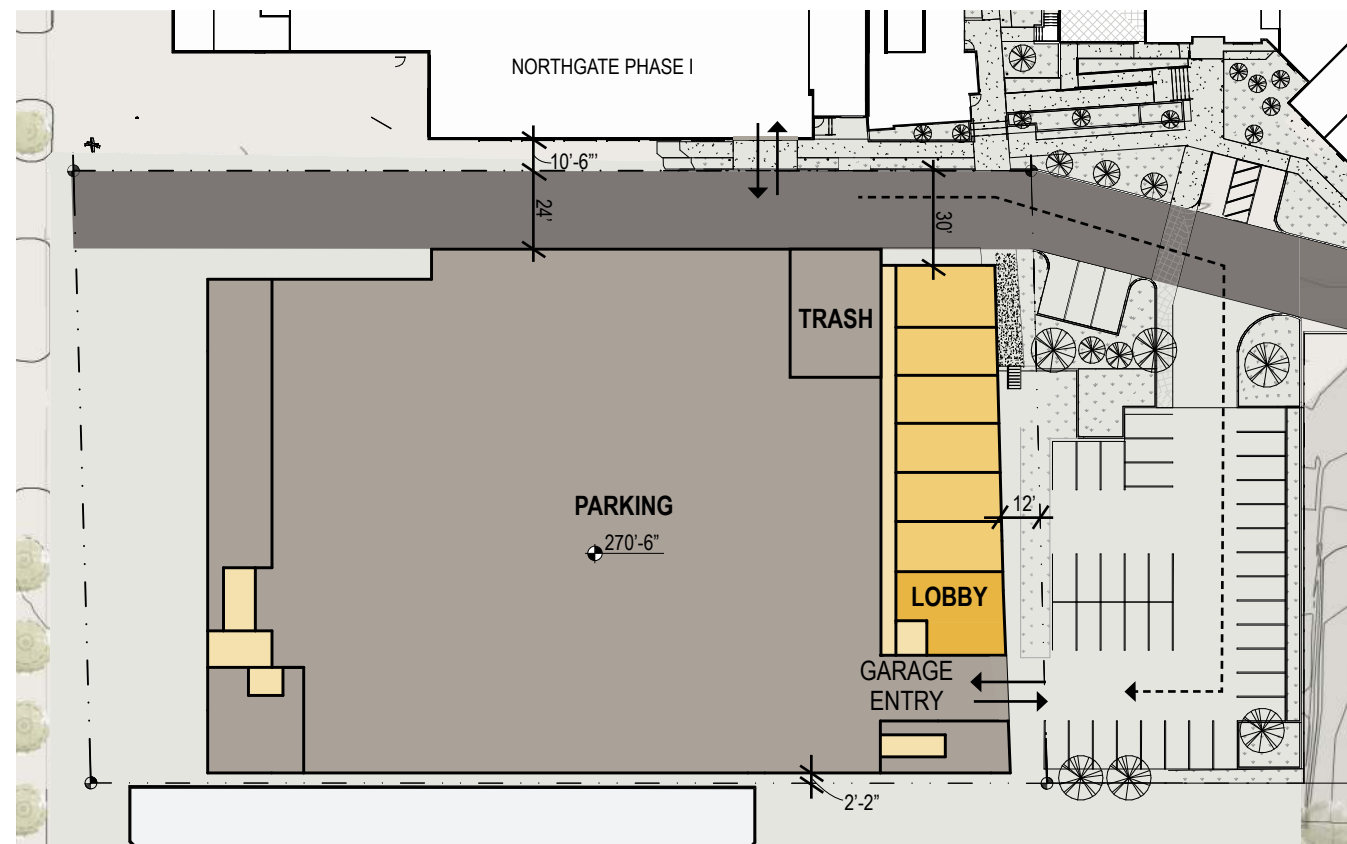
TYPICAL RESIDENTIAL LEVEL



LEVEL 2



LEVEL 3 - STREET LEVEL



LEVEL 1

CONCEPT : SOUTHERN COURTYARD

PROS:

- Southern exposure for courtyard
- NW corner frontage setback aligns with 5th Ave. Plaza provided by Phase I to North & provides visual access for vehicular traffic & way-finding provided by Phase I artwork

CONS:

- Tower "wall" fronts the neighborhood pedestrian connection pathway along the access drive to the North creating a "canyon effect"
- Residential lobby disconnected from major access points to site for both vehicular & pedestrian traffic & main lobbies at center of the site serving Phase I
- Massing does not relate to adjacent Phase I terrace modulation

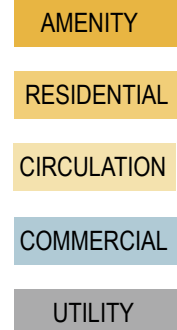
DEVELOPMENT OBJECTIVES

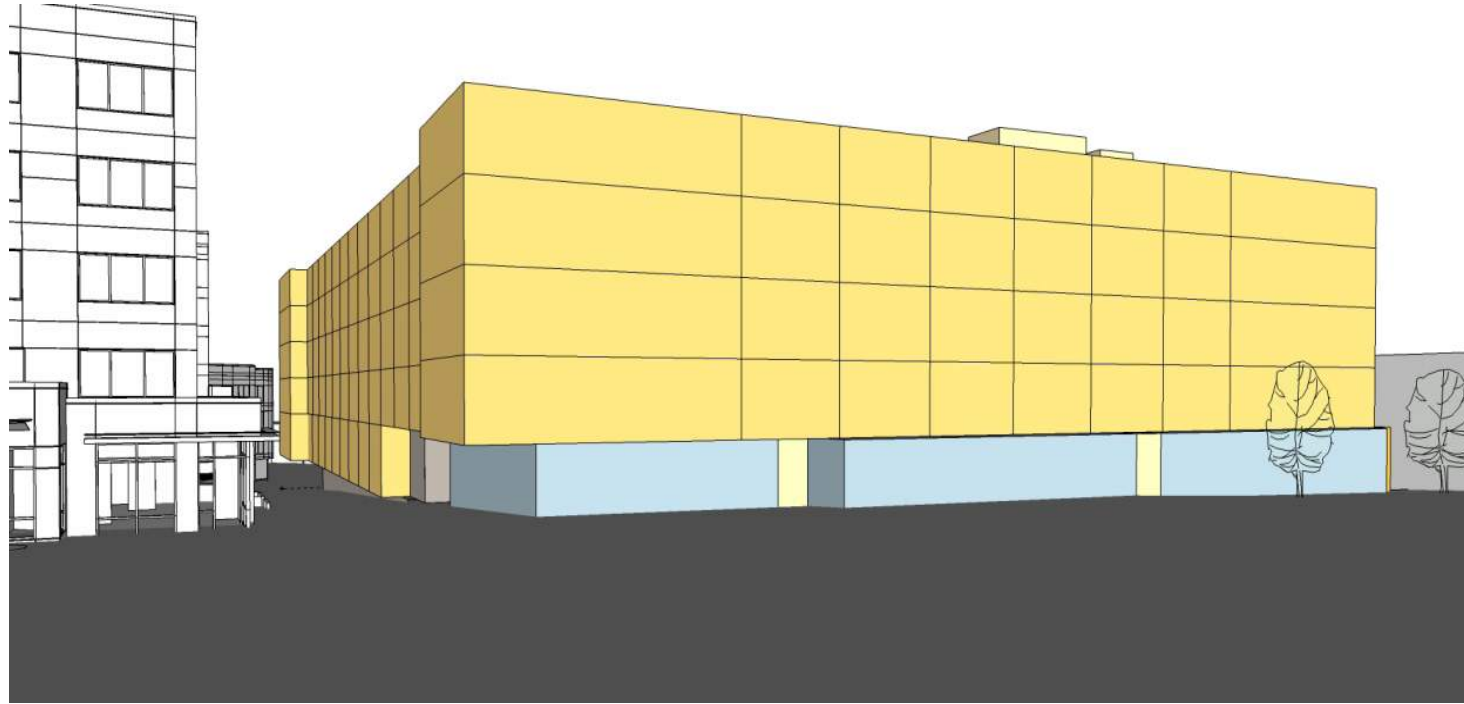
Number of residential units:	234 units
Retail sales and services:	5,313 Sf
Number of parking stalls:	182

POTENTIAL DEPARTURES

- None

LEGEND

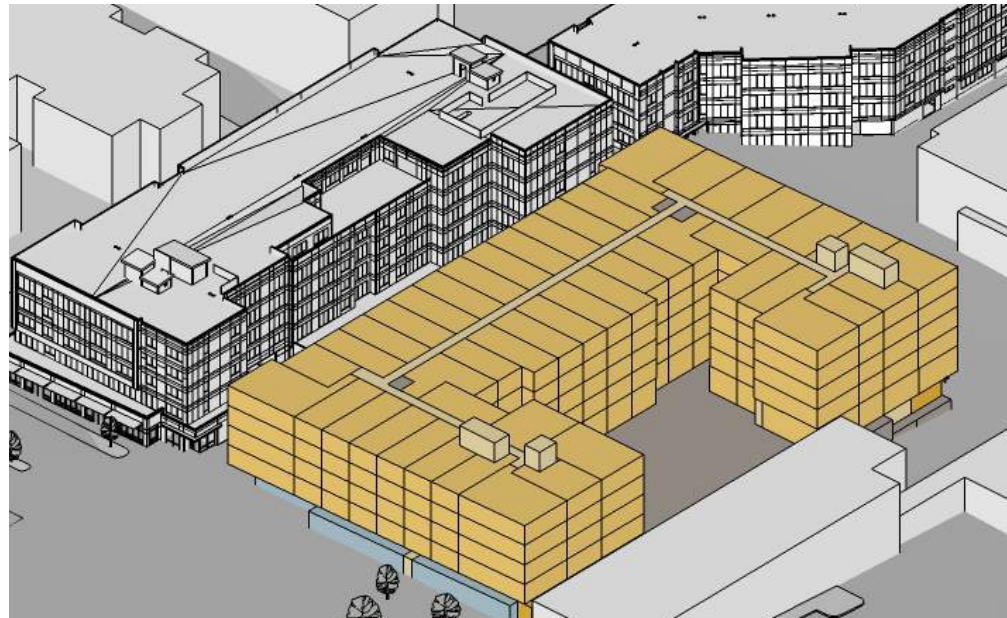




VIEW FROM 5TH AVENUE - LOOKING SOUTHEAST



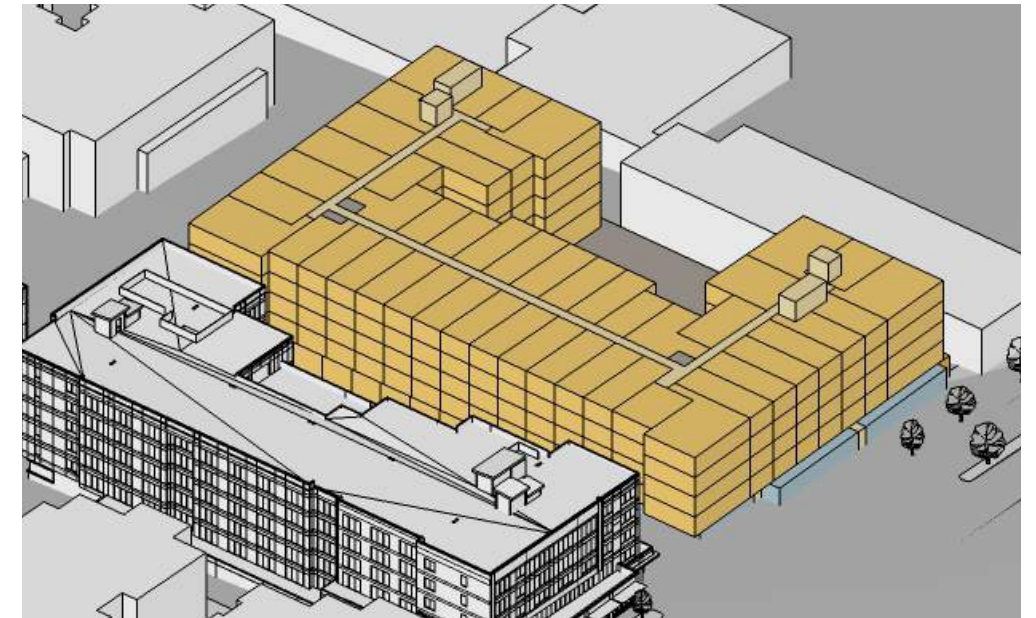
VIEW FROM 5TH AVENUE - LOOKING NORTHEAST



VIEW LOOKING SOUTHWEST

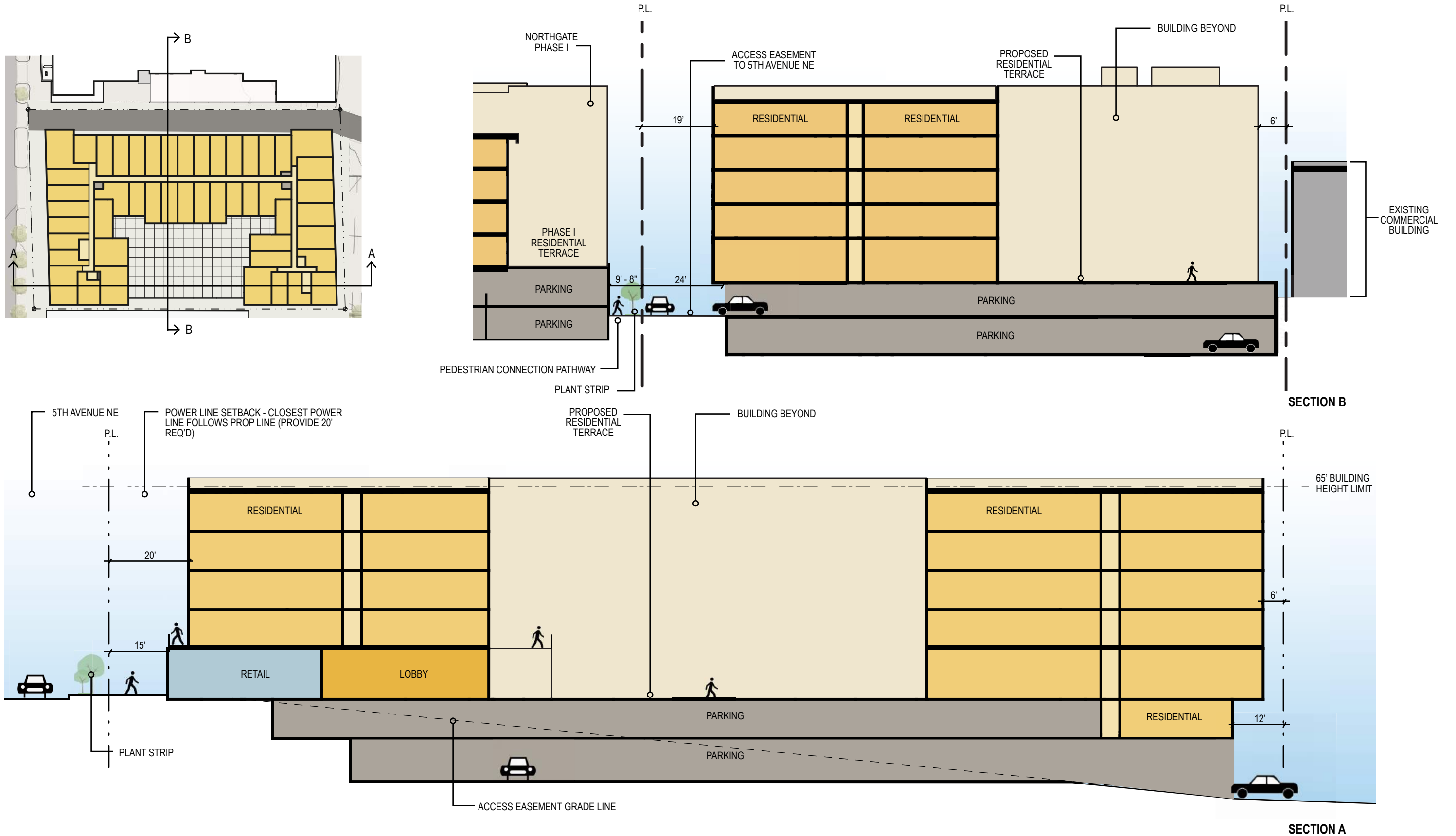


VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHWEST

ARCHITECTURAL CONCEPTS: OPTION A (CODE COMPLIANT)



ARCHITECTURAL CONCEPTS: OPTION B

CONCEPT : 5TH AVE PLAZA

PROS:

- Major modulation breaks up frontage along 5th Ave.
- Northern amenity courtyard provides interest & sunlight to pedestrian connection pathway
- Northern amenity courtyard compliments massing of Phase I

CONS:

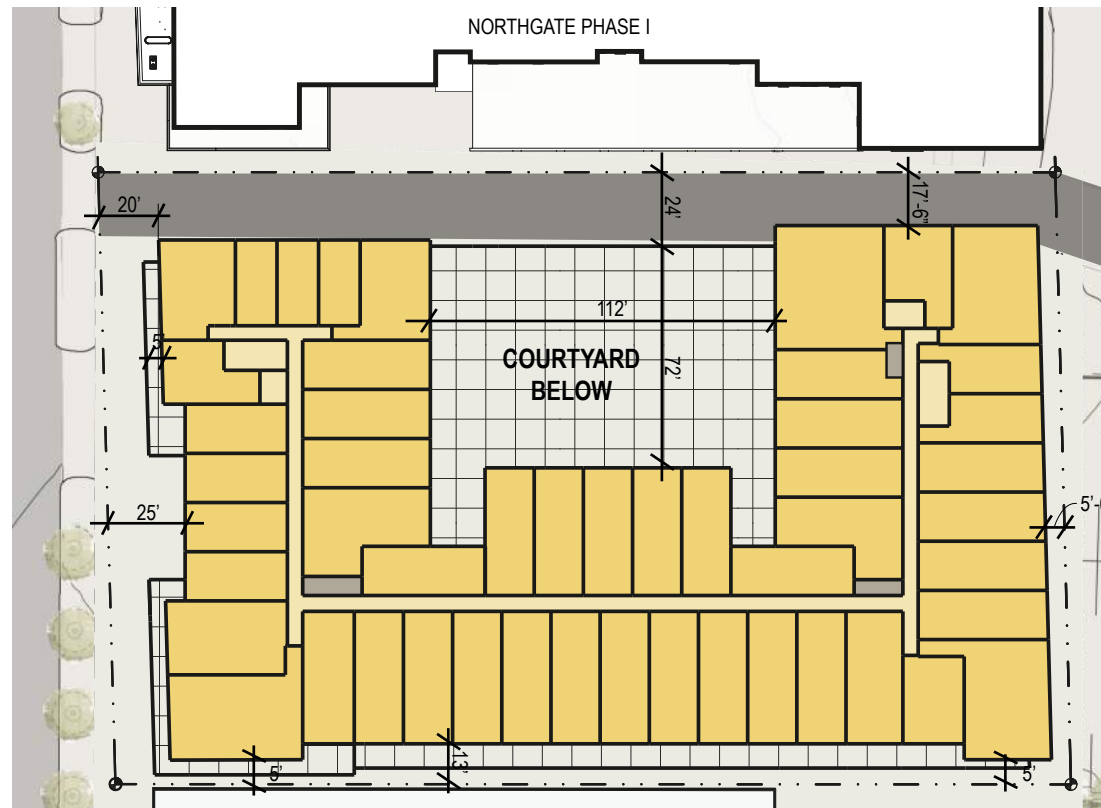
- Long facade toward South
- Residential lobby interrupts retail frontage continuity
- Residential lobby disconnected from major access points to site for both vehicular & pedestrian traffic
- Possible security concerns with mid block courtyard
- Building footprint occupies NW corner of the site limiting vehicular access views and turns back on 5th Ave Plaza way-finding artwork
- Northern facing outdoor space for residents

DEVELOPMENT OBJECTIVES

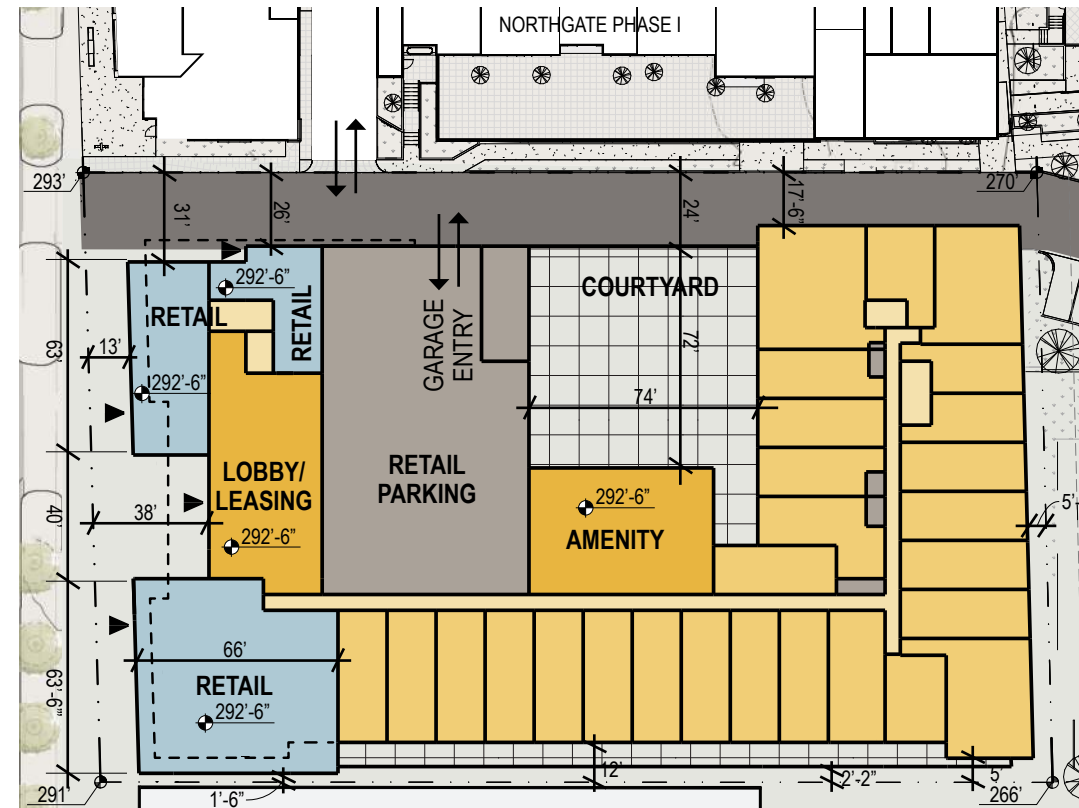
Number of residential units:	238 units
Retail sales and services:	6,113 Sf
Number of parking stalls:	182 stalls

POTENTIAL DEPARTURES

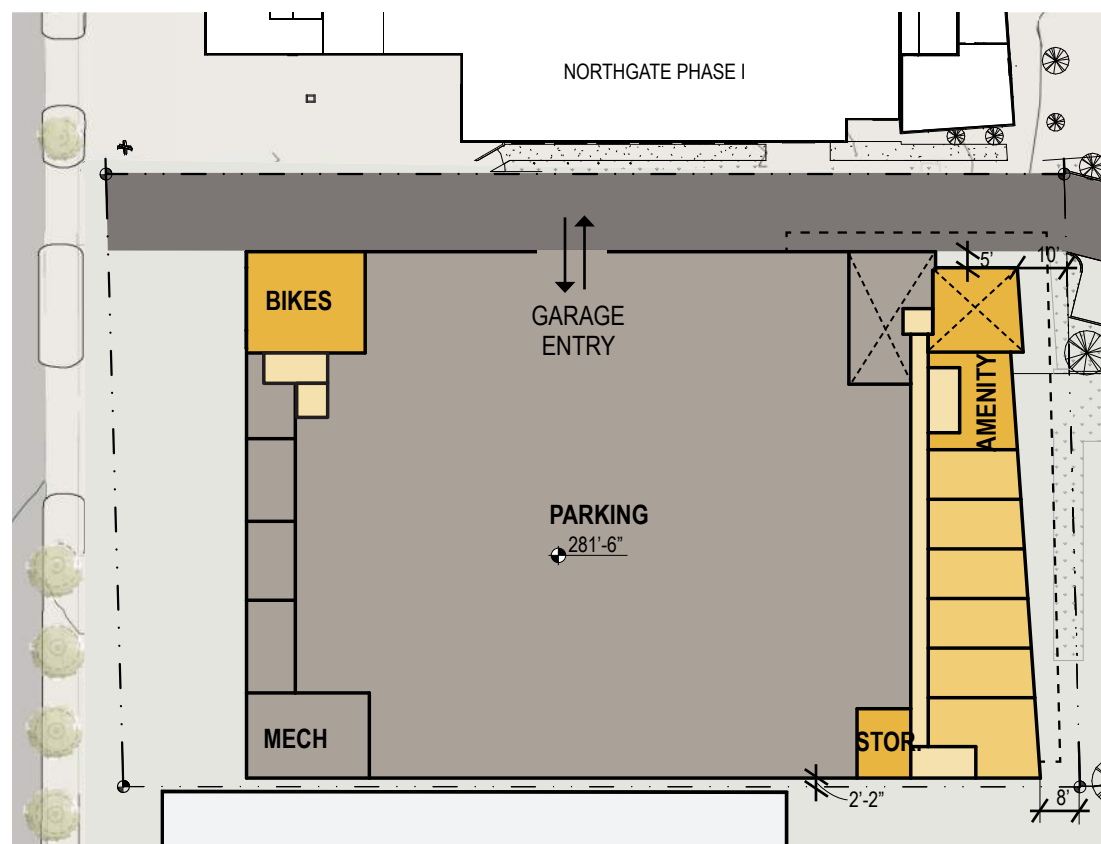
- Planting strips along major pedestrian streets



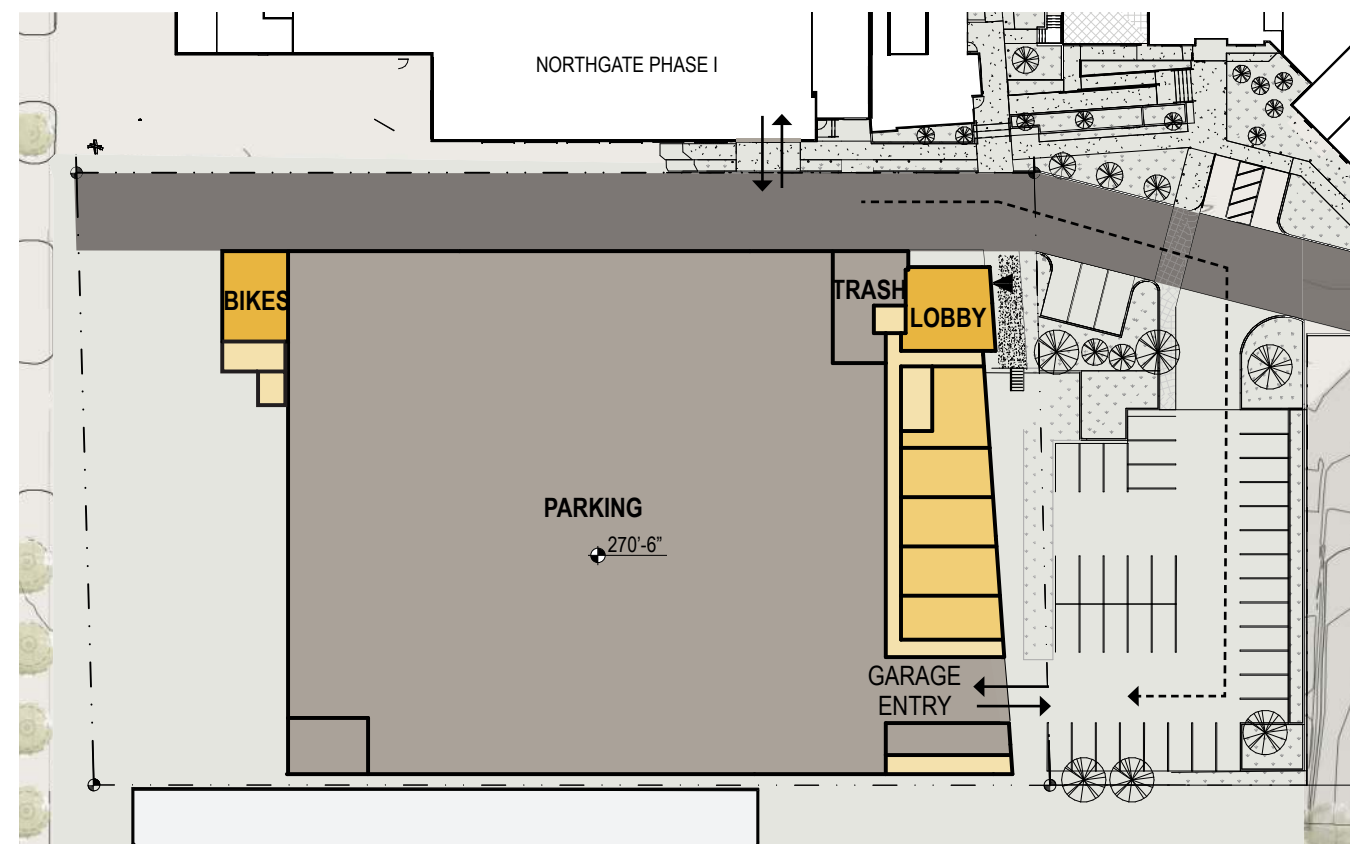
TYPICAL RESIDENTIAL LEVEL



LEVEL 3



LEVEL 2

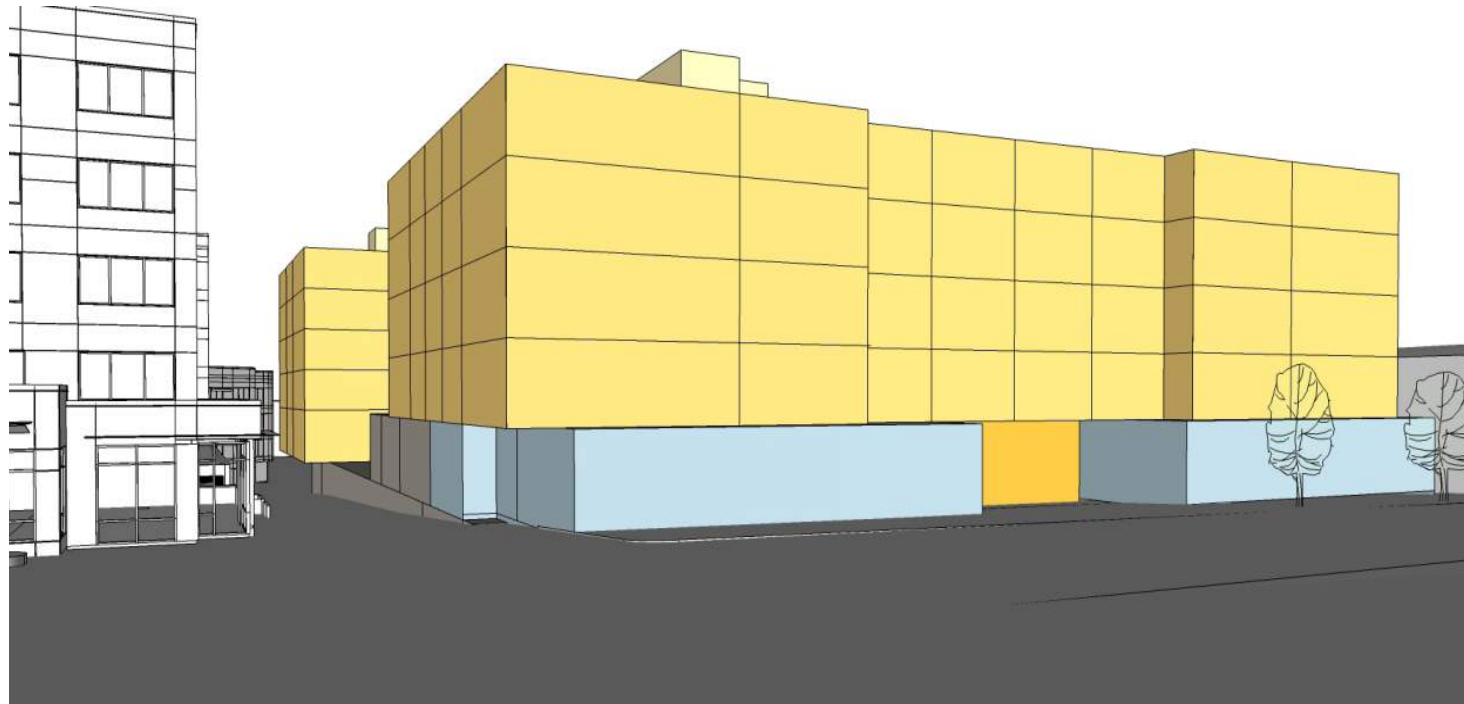


LEVEL 1

LEGEND

- AMENITY
- RESIDENTIAL
- CIRCULATION
- COMMERCIAL
- UTILITY

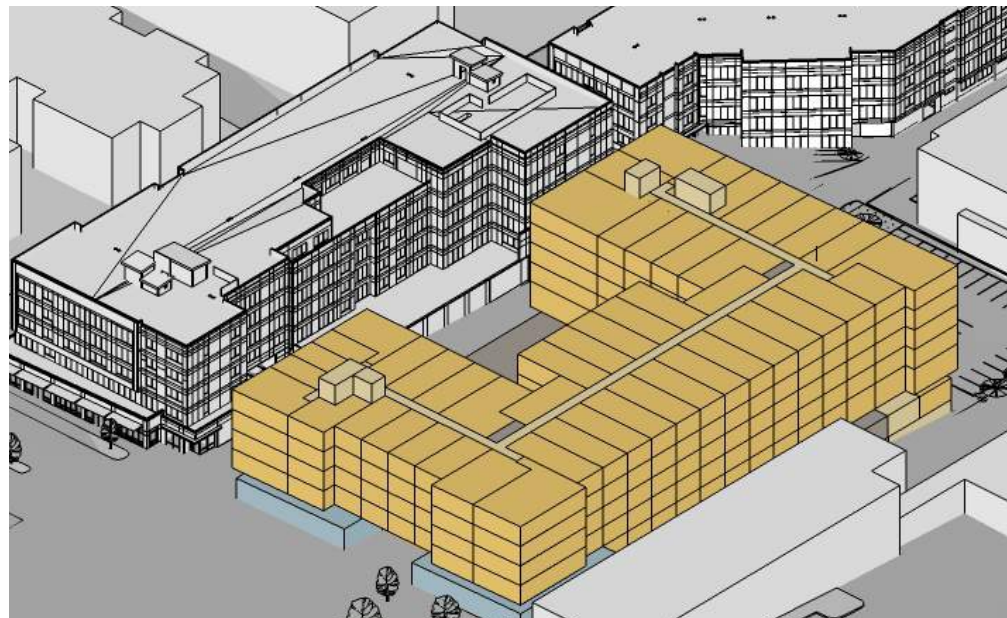




VIEW FROM 5TH AVENUE - LOOKING SOUTHEAST



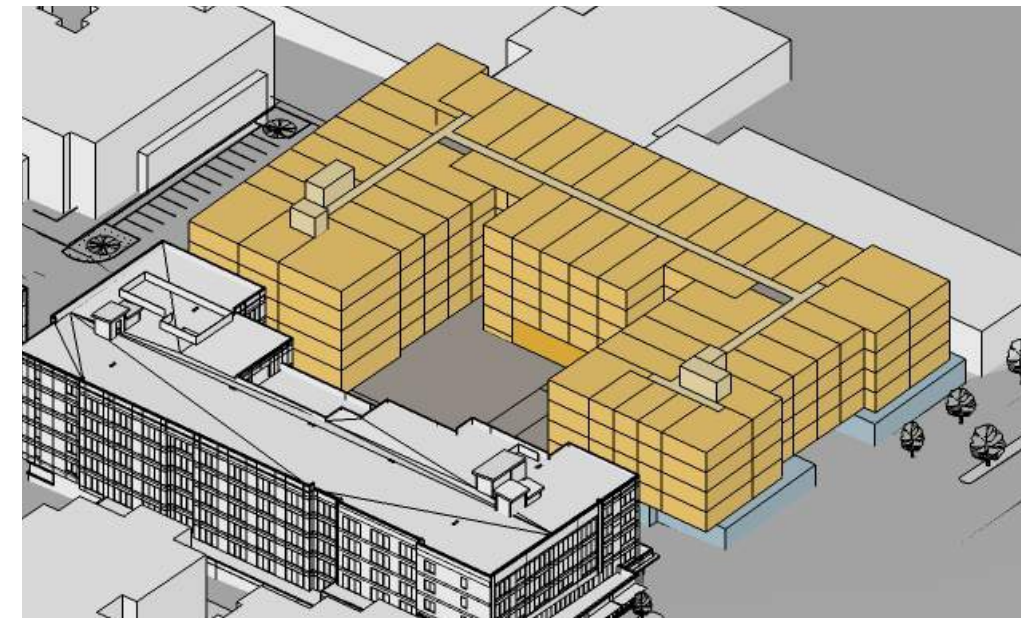
VIEW FROM 5TH AVENUE - LOOKING NORTHEAST



VIEW LOOKING SOUTHWEST

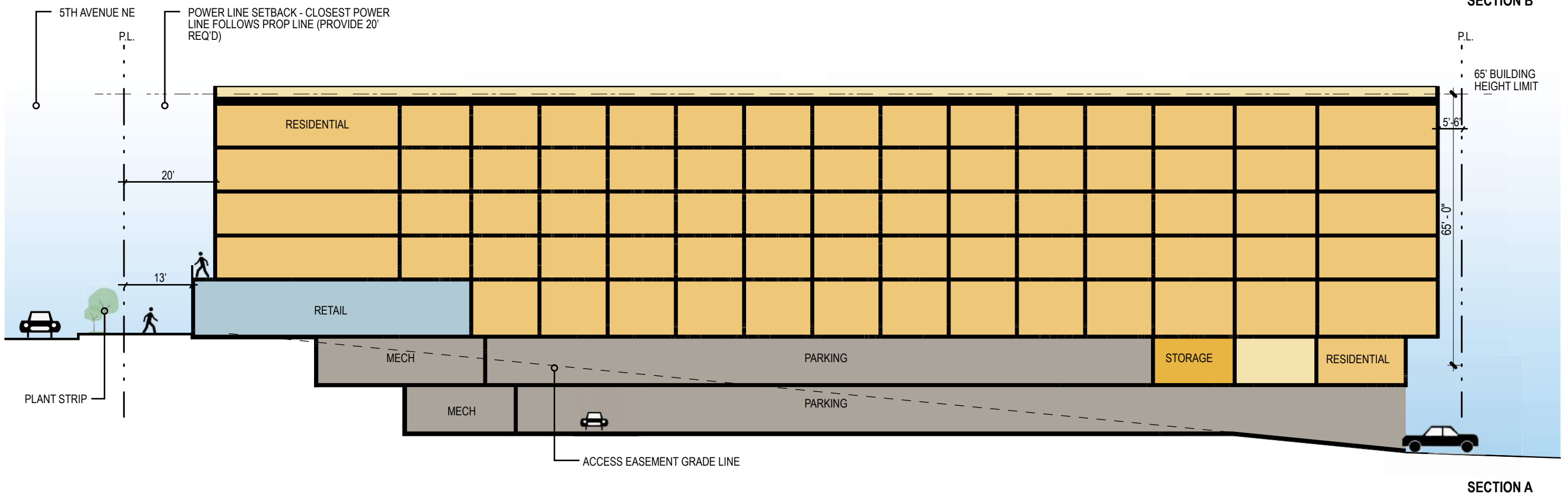
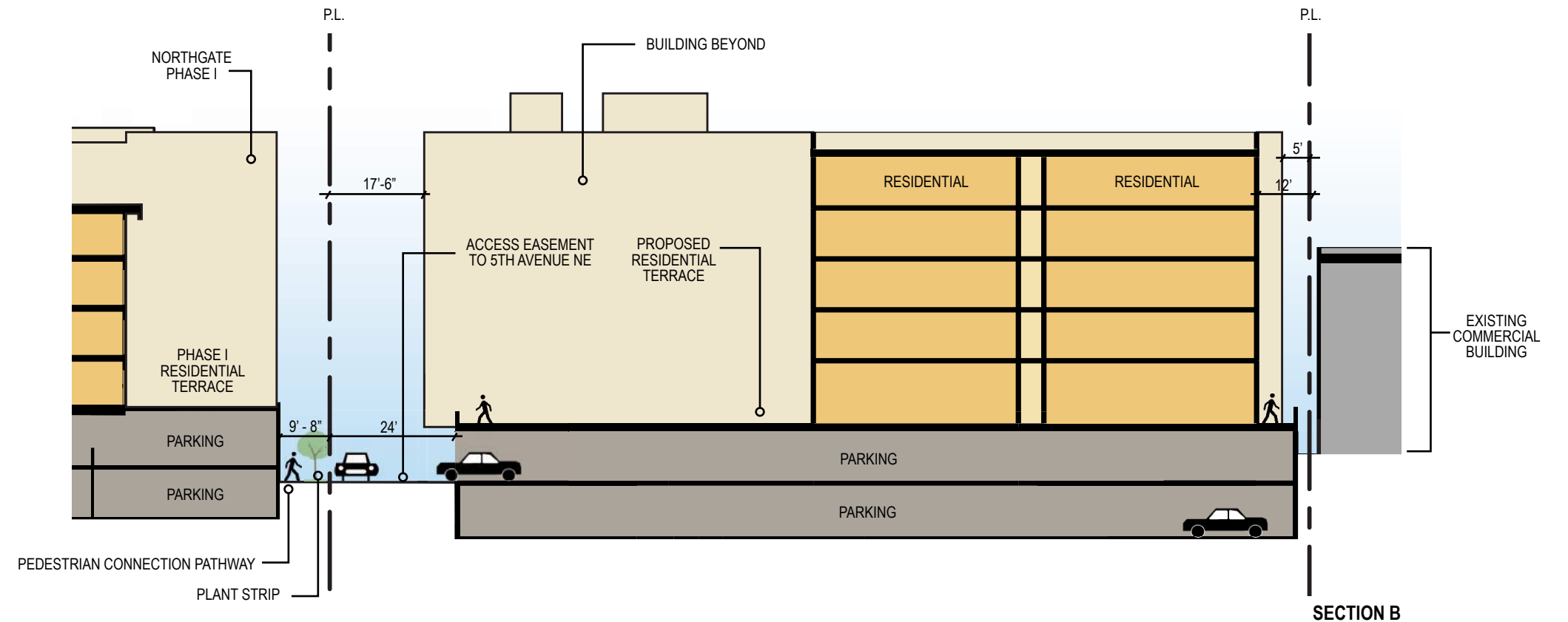
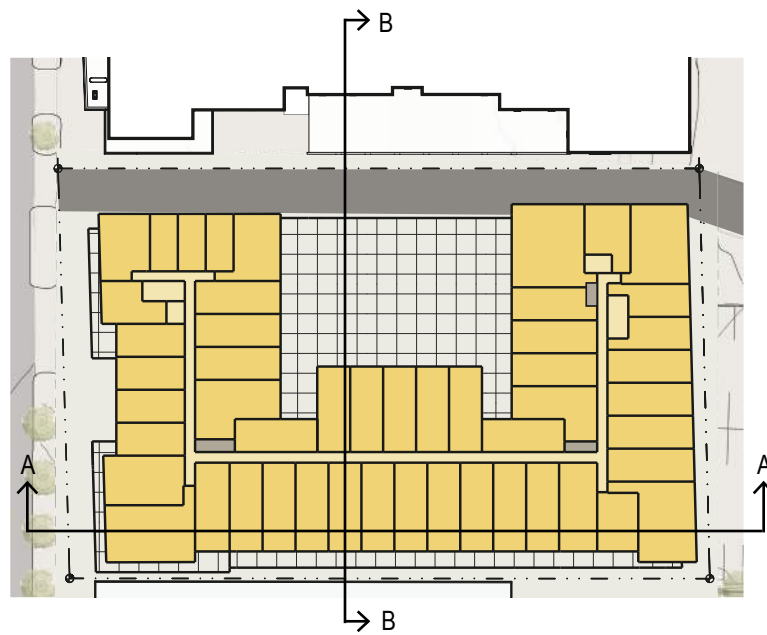


VIEW LOOKING SOUTHEAST

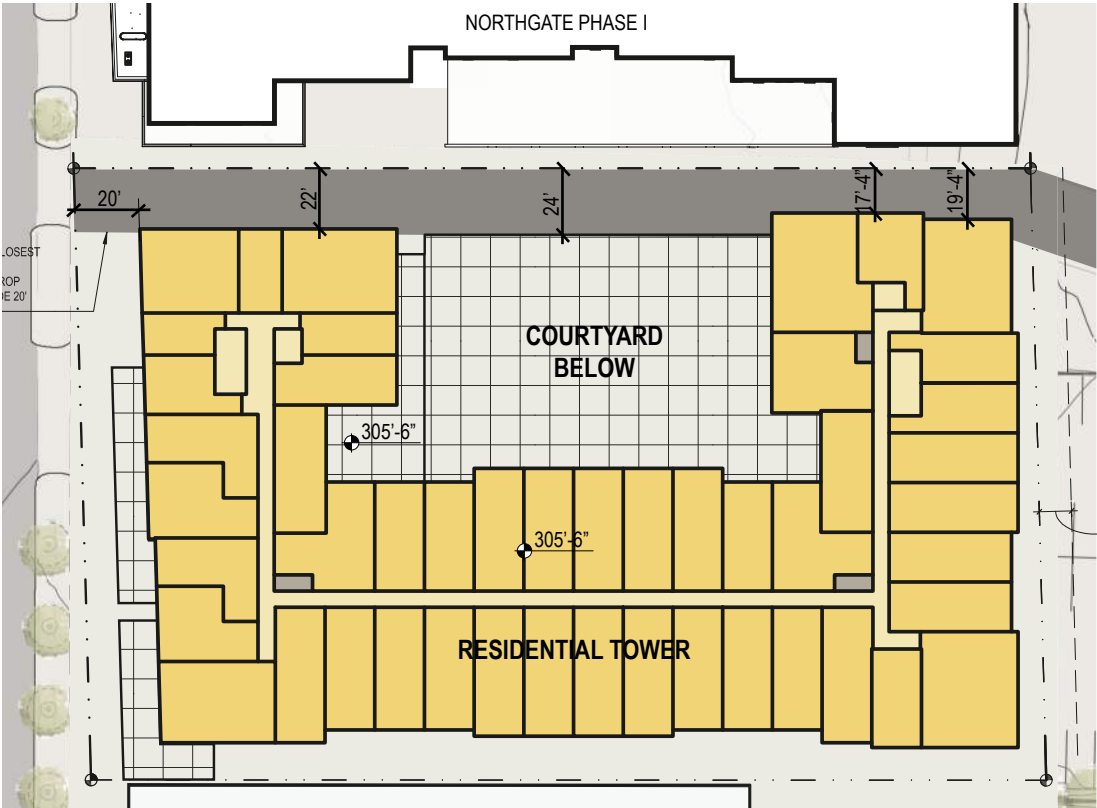


VIEW LOOKING NORTHWEST

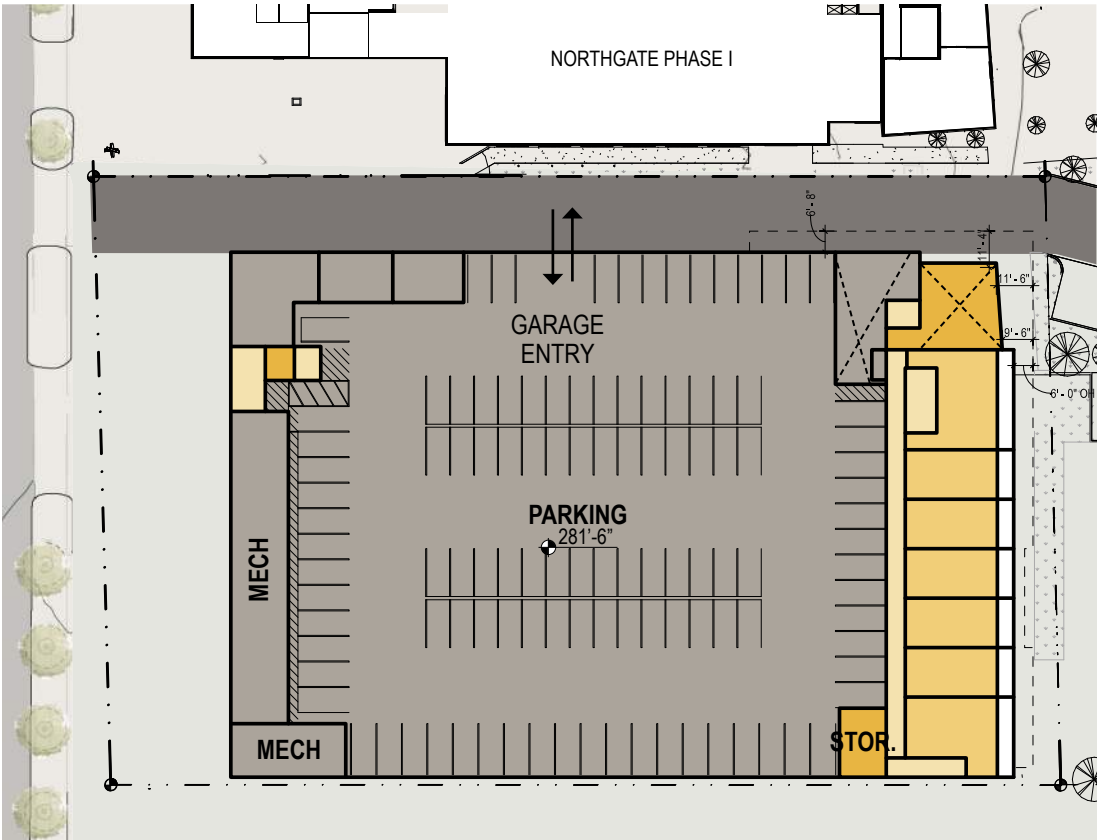
ARCHITECTURAL CONCEPTS: OPTION B



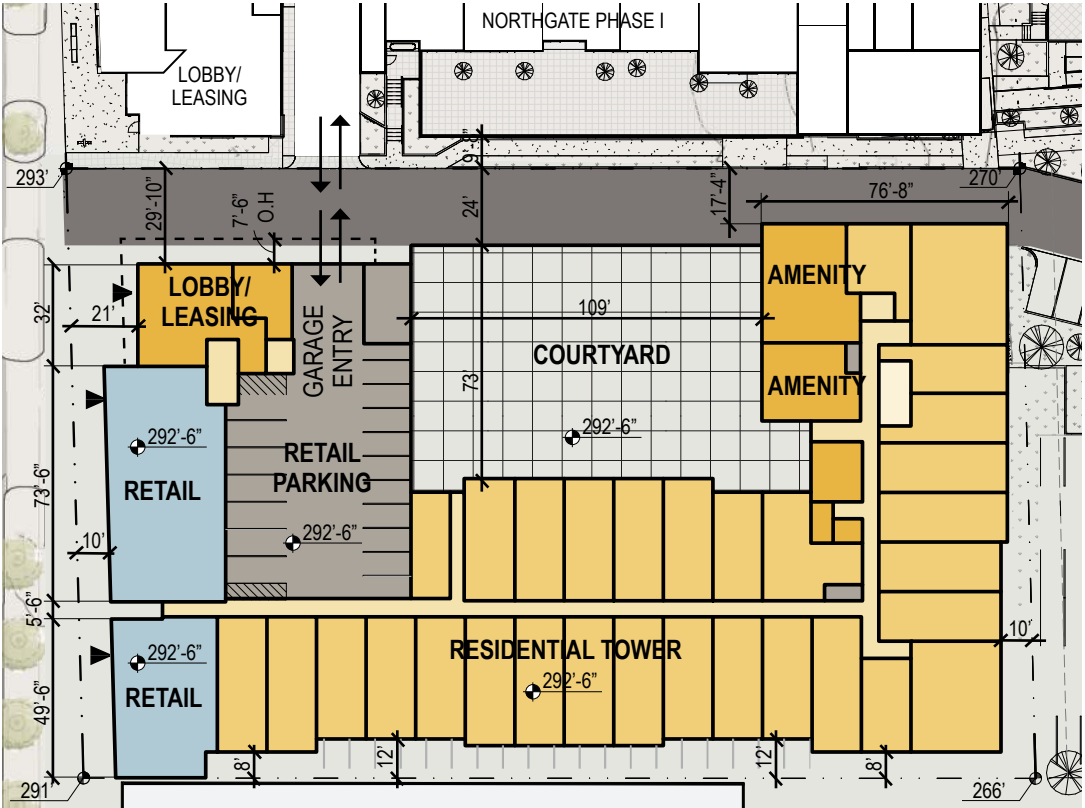
ARCHITECTURAL CONCEPTS: OPTION C (PREFERRED)



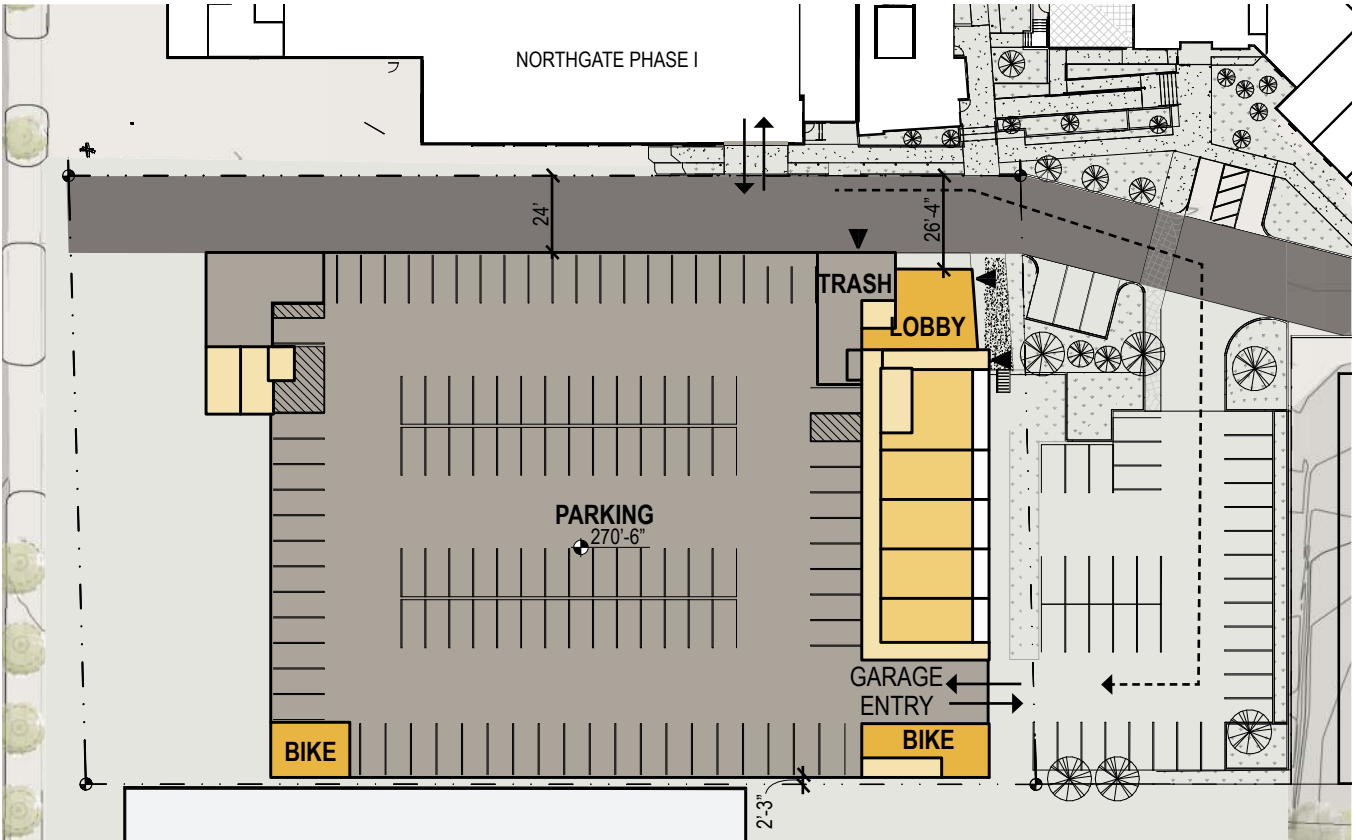
TYPICAL RESIDENTIAL LEVEL



LEVEL 2



LEVEL 3



LEVEL 1

CONCEPT : NORTHERN COURTYARD

- PROS:**
- Residential lobby at NW corner setback allows for distinct tower entry and contiguous retail frontage to the South
 - Residential lobby is near major vehicular & pedestrian access points to site
 - Northern amenity courtyard provides interest & sunlight to pedestrian connection pathway
 - Northern amenity courtyard compliments massing of Phase I
 - NW corner frontage setback aligns with 5th Ave. Plaza provided by Phase I to North & provides visual access for vehicular traffic & way-finding provided by Phase I artwork
 - Eastern lobby at level 1 compliments common entry points at Phase I

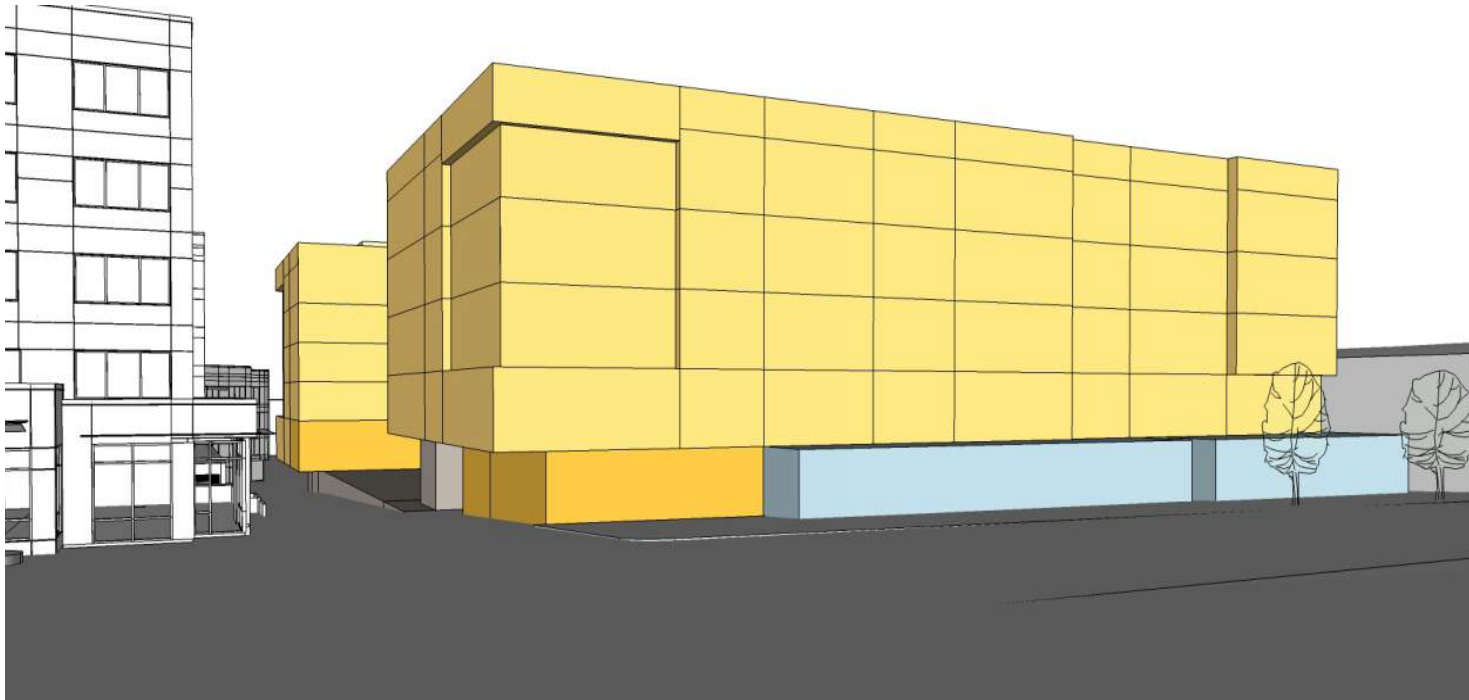
- CONS:**
- Long facade toward South
 - Northern facing outdoor space for residents

DEVELOPMENT OBJECTIVES

Number of residential units:	235 Units
Retail sales and services:	4,187 sf
Number of parking stalls:	182

- POTENTIAL DEPARTURES**
- Planting strips along major pedestrian streets

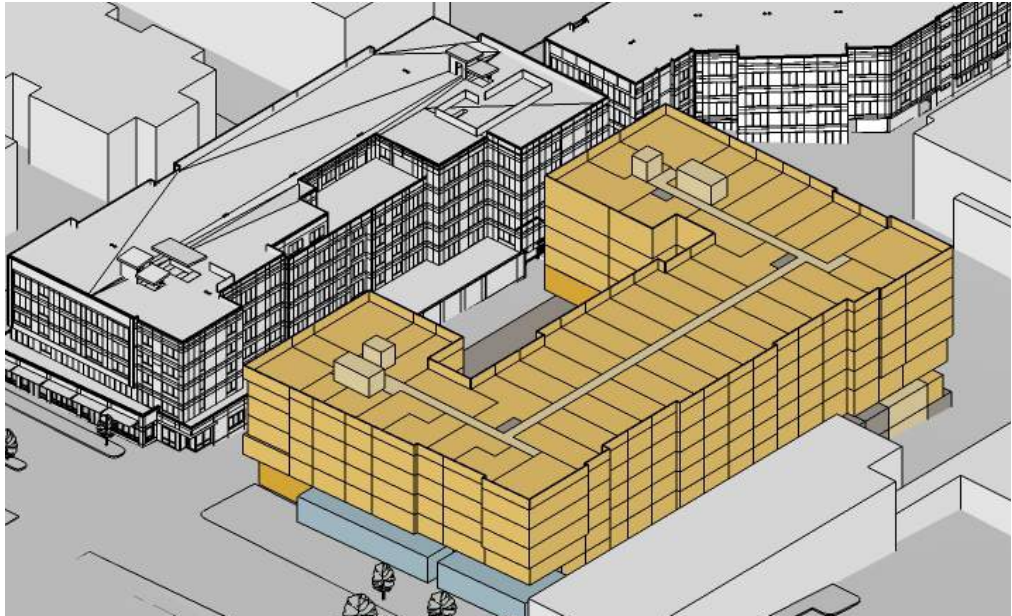
- LEGEND**
- AMENITY
 - RESIDENTIAL
 - CIRCULATION
 - COMMERCIAL
 - UTILITY



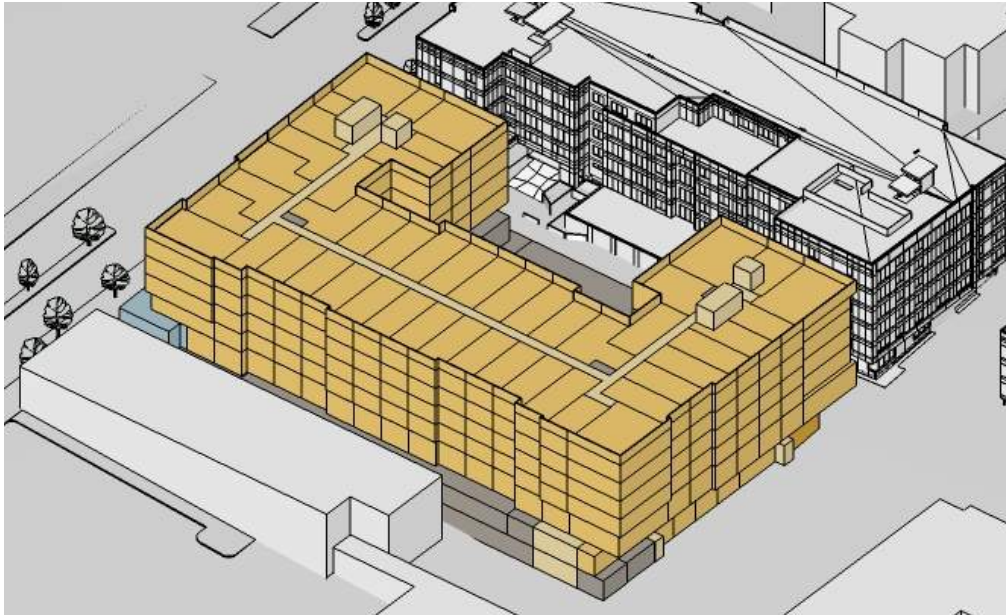
VIEW FROM 5TH AVENUE - LOOKING SOUTHEAST



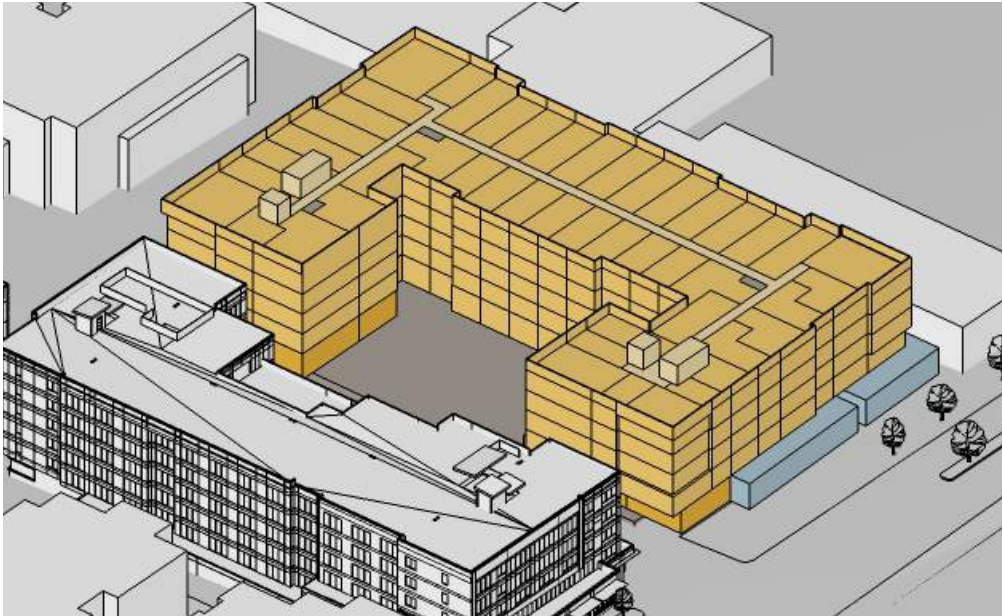
VIEW FROM 5TH AVENUE - LOOKING NORTHEAST



VIEW LOOKING SOUTHWEST

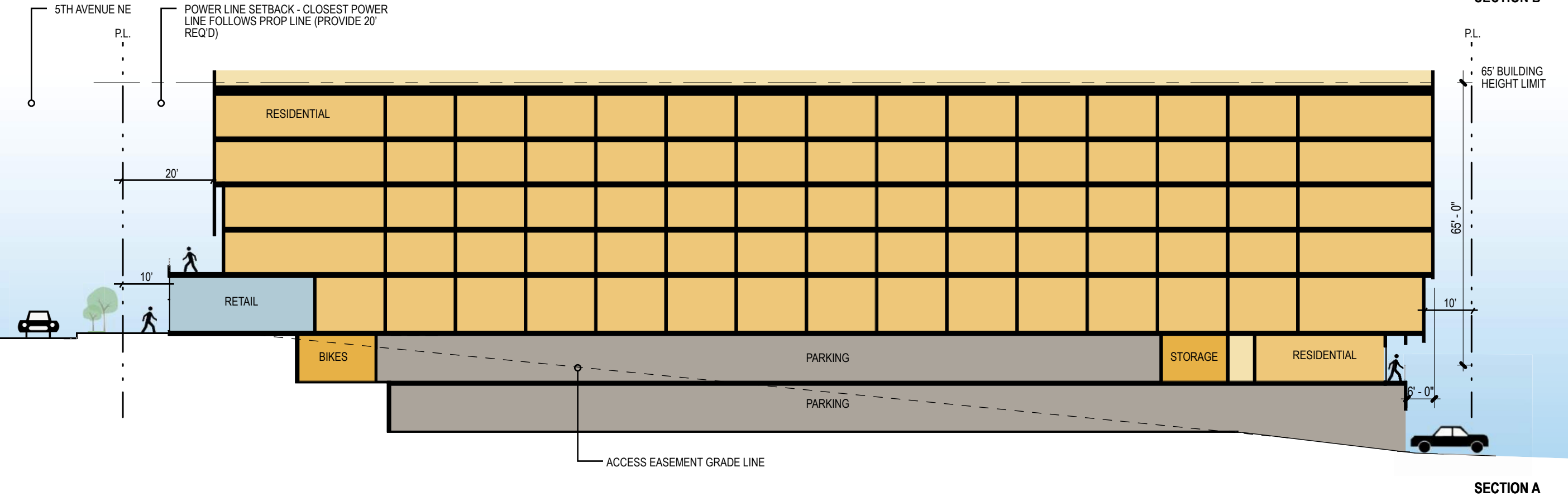
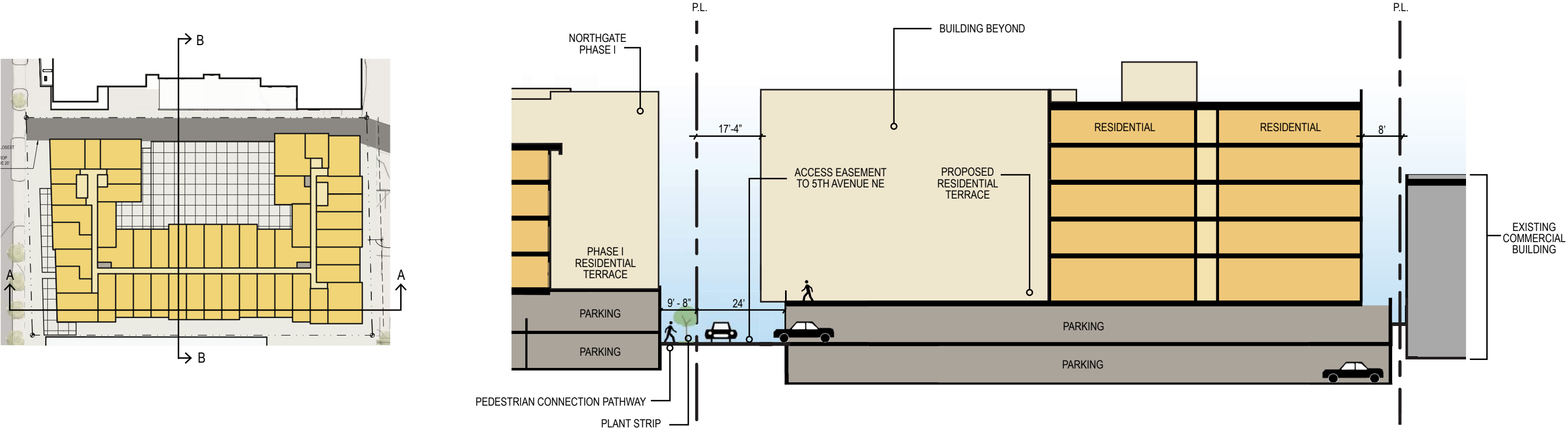


VIEW LOOKING SOUTHEAST

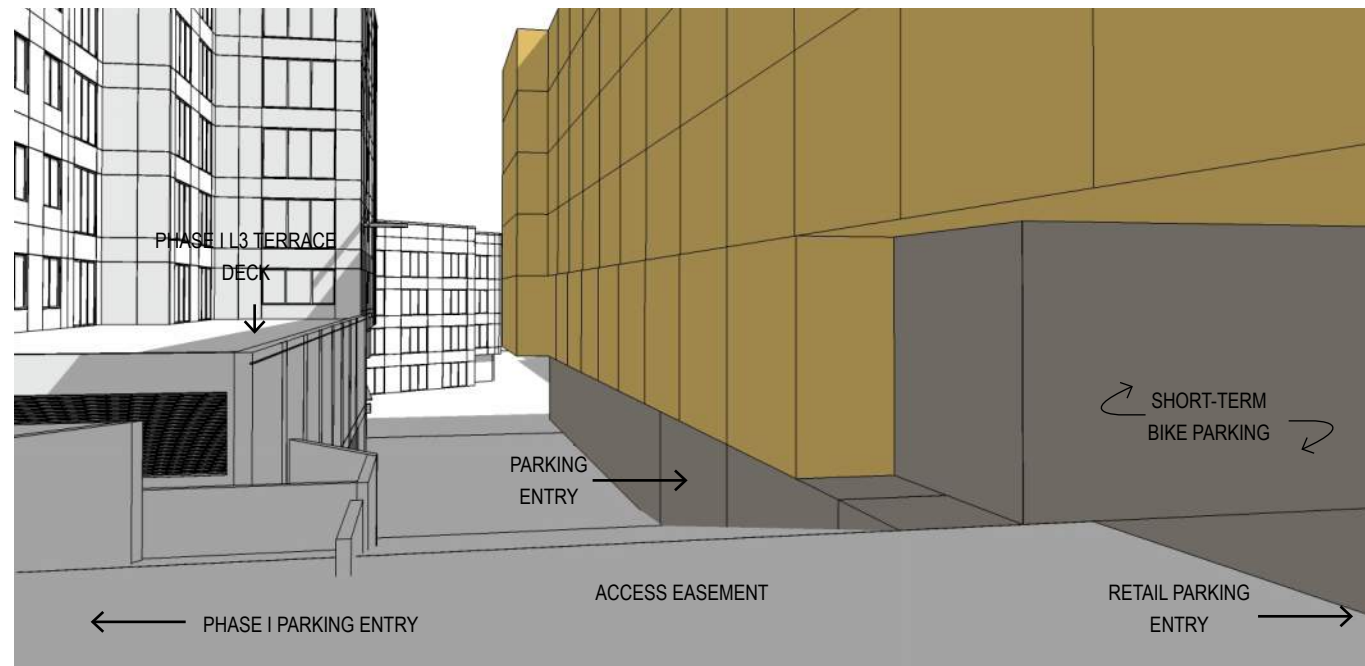


VIEW LOOKING NORTHWEST

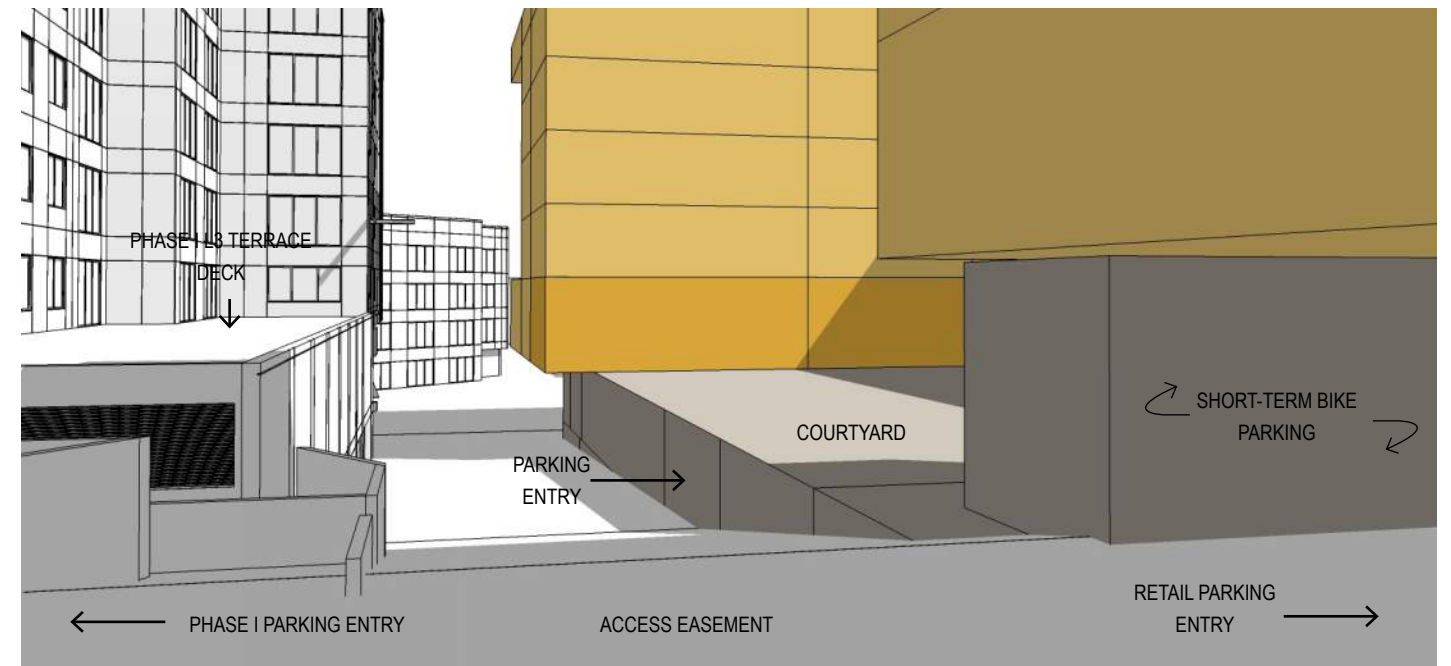
ARCHITECTURAL CONCEPTS: OPTION C (PREFERRED)



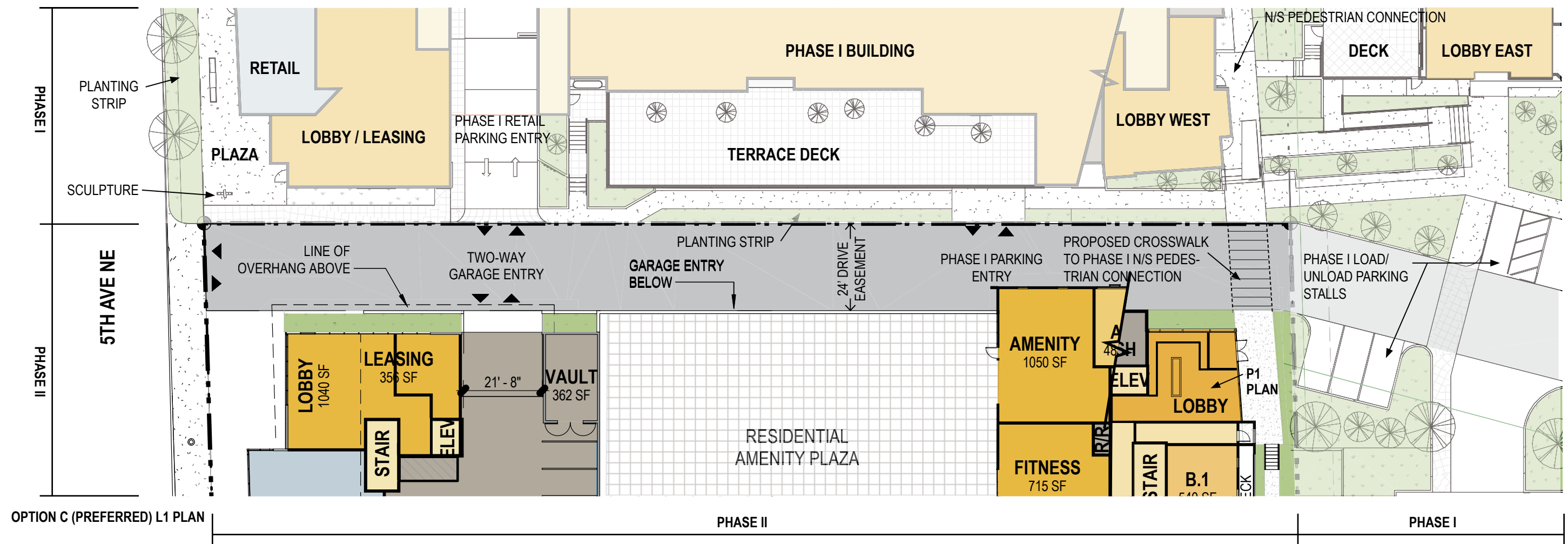
STUDY: NEIGHBORHOOD PEDESTRIAN CONNECTION FOR OPTION C (PREFERRED)



ALLEY VIEW - OPTION A

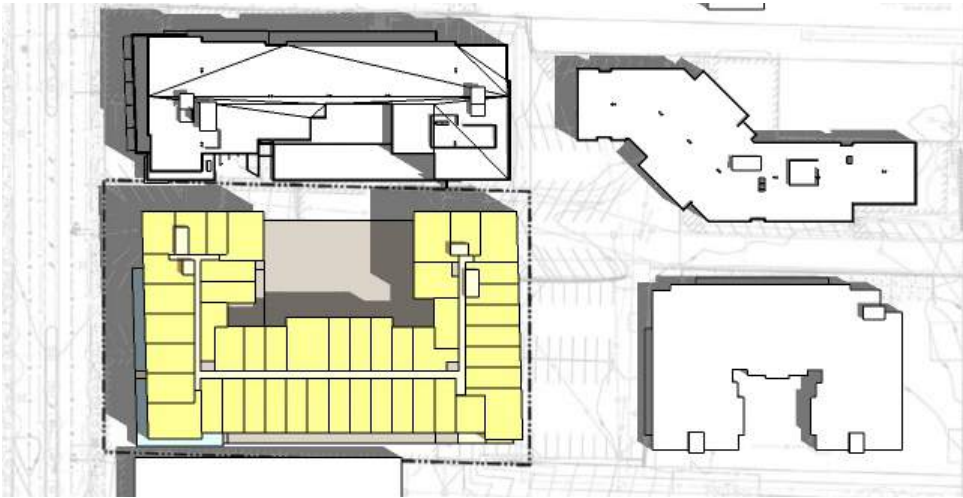


ALLEY VIEW - OPTION C

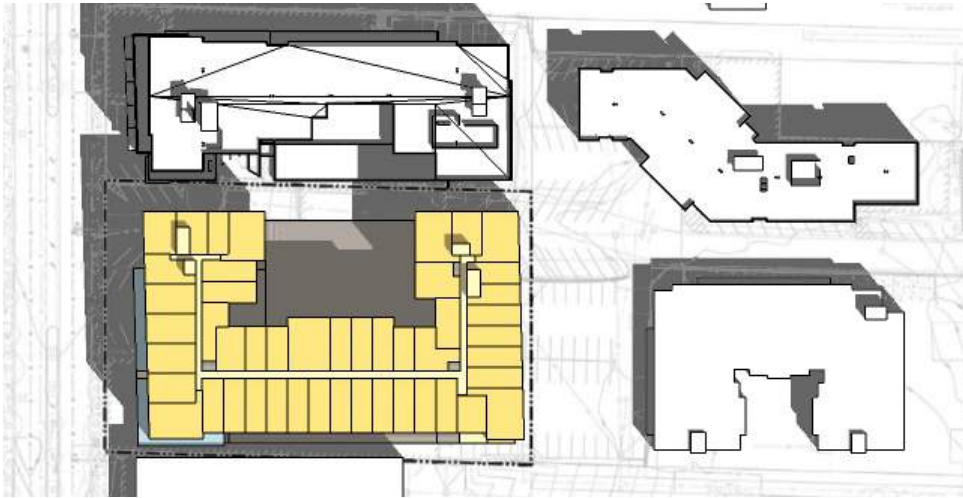


OPTION C (PREFERRED) L1 PLAN

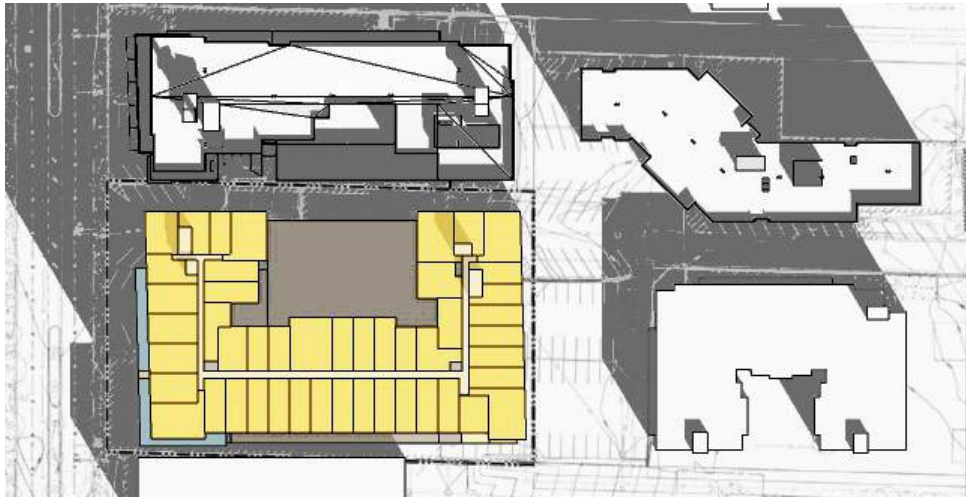
STUDY: SUN & SHADOWS FOR OPTION C (PREFERRED)



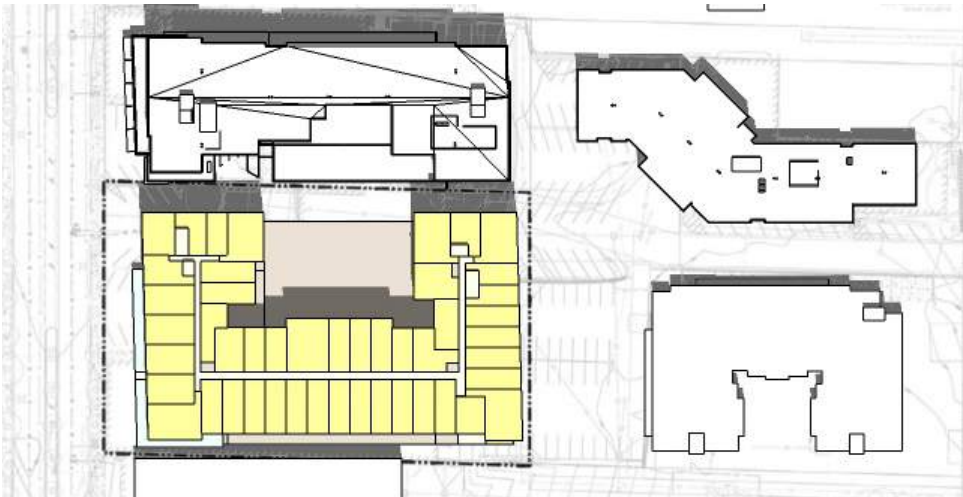
10AM - SUMMER SOLSTICE



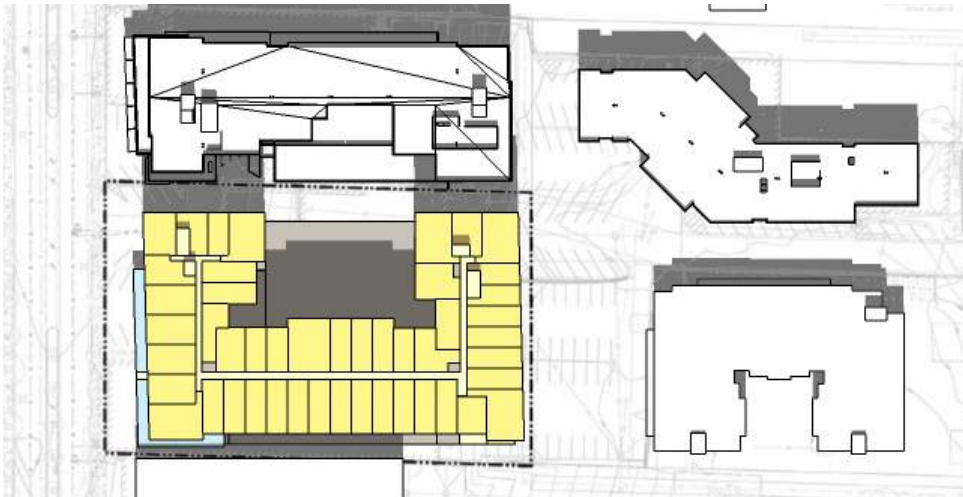
10AM - EQUINOX



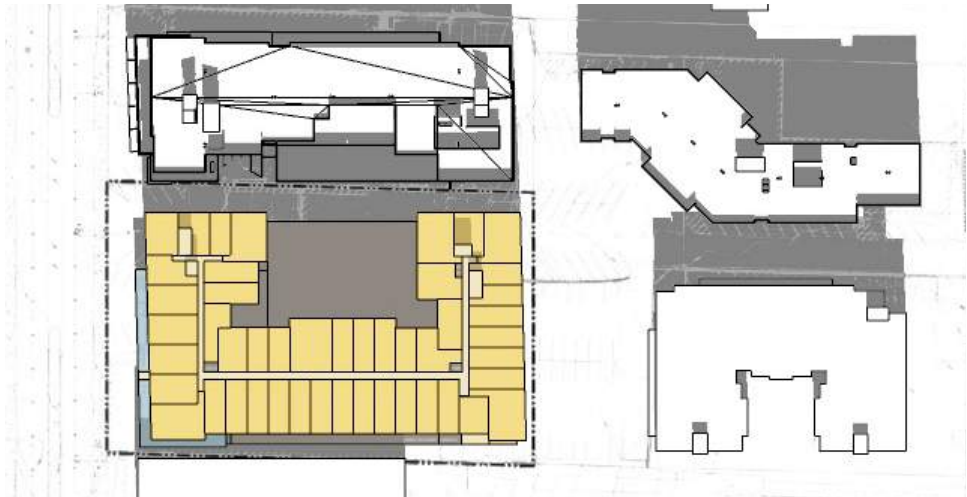
10AM - WINTER SOLSTICE



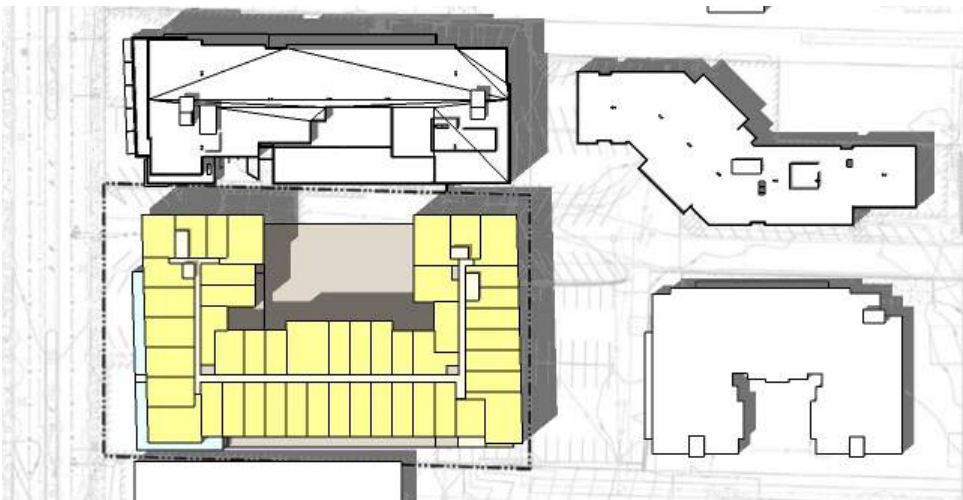
NOON - SUMMER SOLSTICE



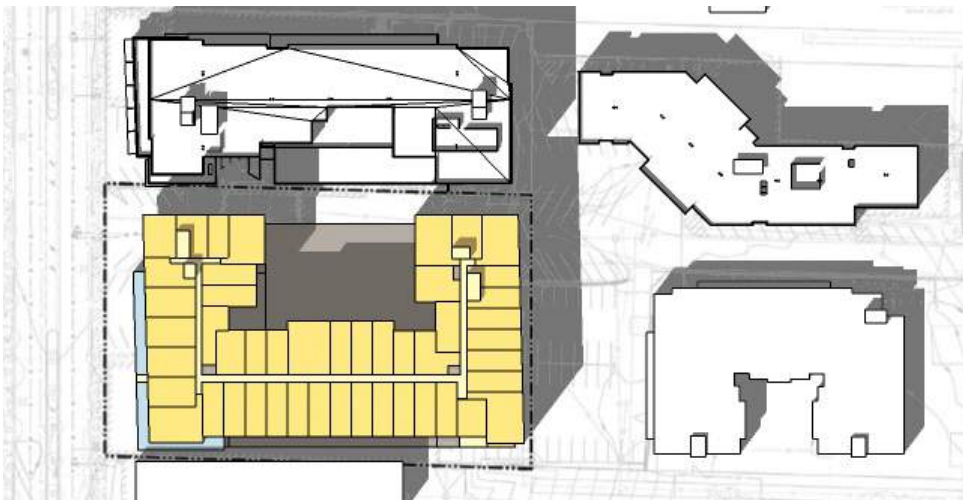
NOON - EQUINOX



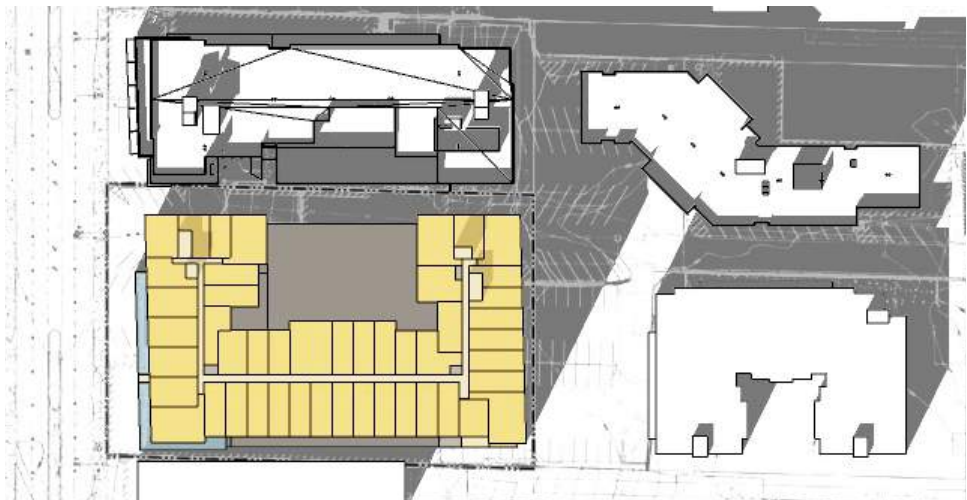
NOON - WINTER SOLSTICE



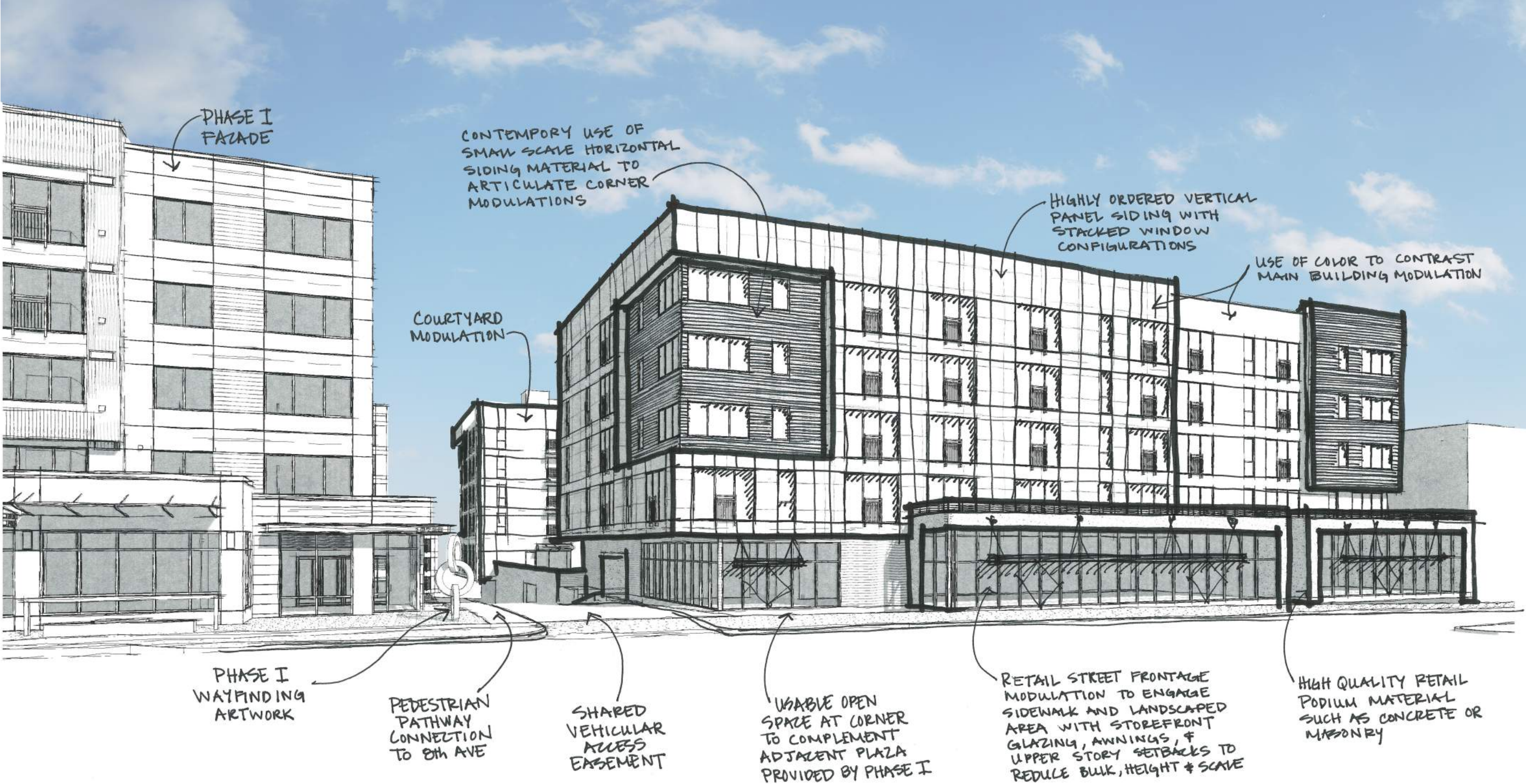
2PM - SUMMER SOLSTICE



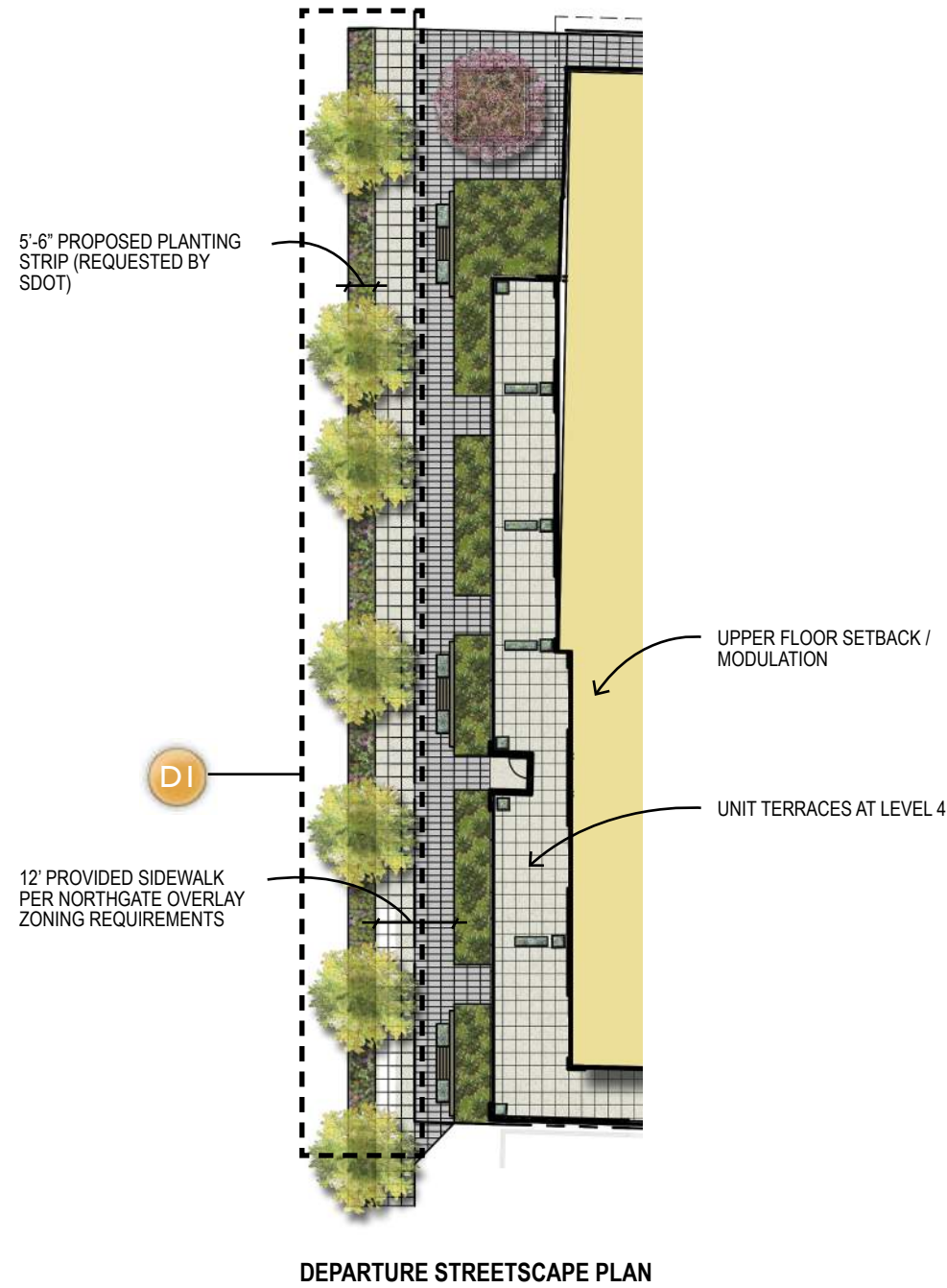
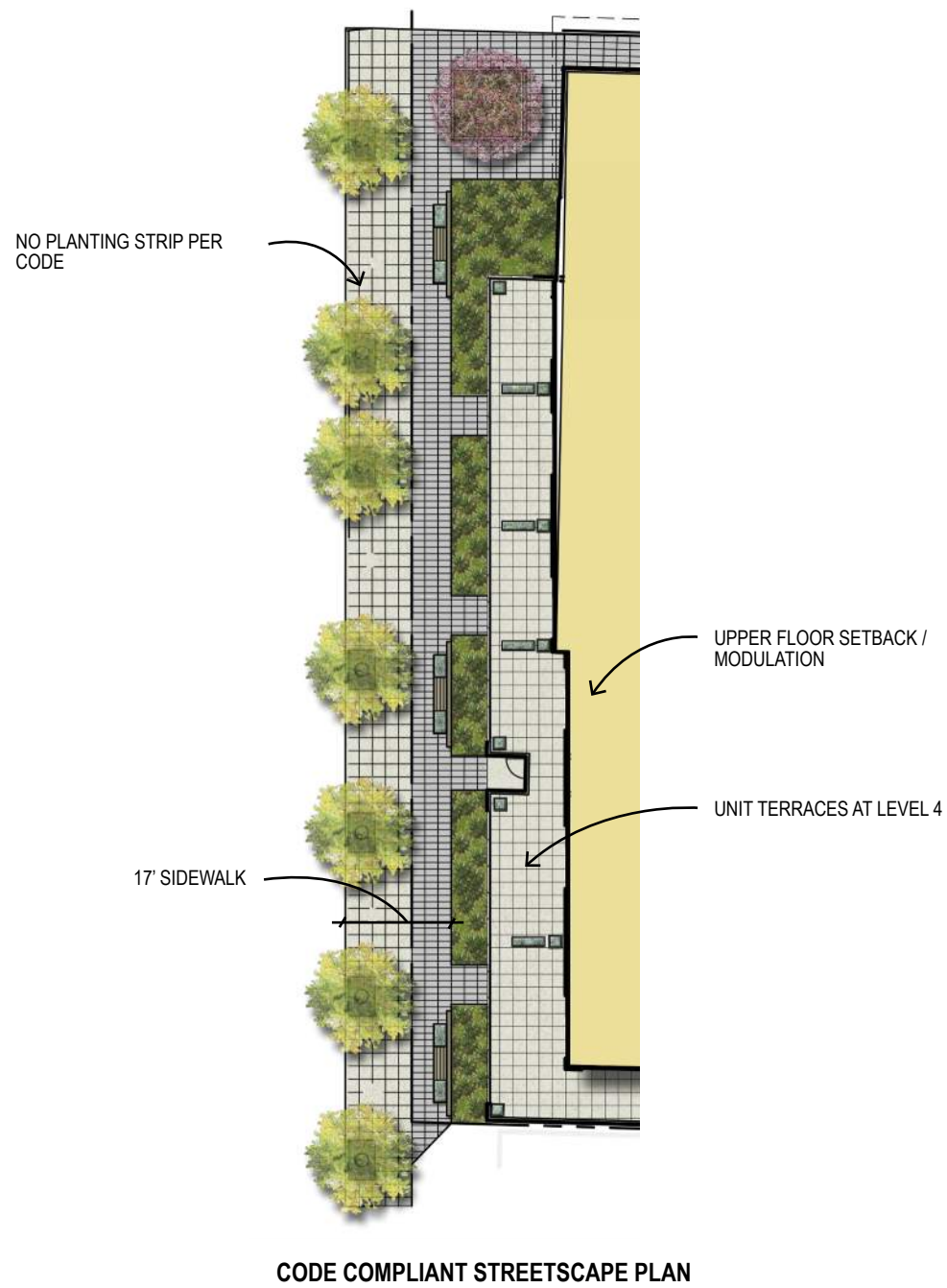
2PM - EQUINOX



2PM - WINTER SOLSTICE

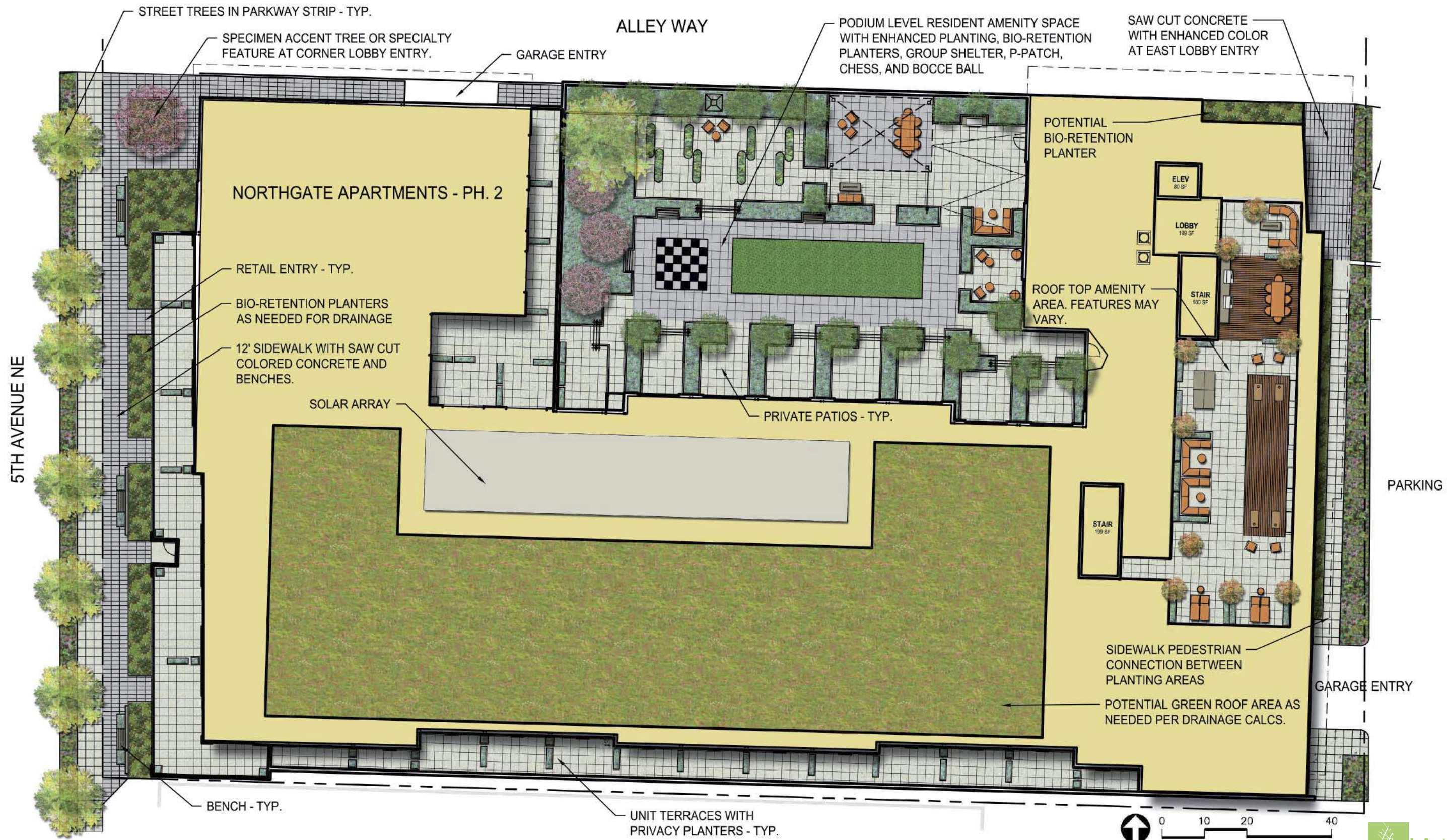


CONCEPT SKETCH OF PREFERRED OPTION C - VIEW FROM 5TH AVENUE



DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	OPTIONS	DESIGN RATIONALE
DI	23.71.008.E3	Planting strips along major pedestrian streets	Planting strips are prohibited along major pedestrian streets	To provide a planting strip between 5th Ave NE & the sidewalk (*major pedestrian street)	B & C	The planting strip provides desired separation between pedestrians and vehicular traffic, creating an enhanced sense of safety and comfort. (CS3-1.i, Response to context & PL2-11.v, Green space)

LANDSCAPE PLAN AND CONCEPT



PLANT & AMENITY CHARACTER IMAGES



DWF FOUNTAIN GRASS



RED FLOWERING CURRANT



CAREX



DWF NANDINA



FEATHER REED GRASS



EDDIE'S WW DOGWOOD



FOREST GREEN OAK



ANGELINA STONECROP



KNOCKOUT ROSE



BLACK MONDO GRASS



LAVENDER



DAY LILLY



BOSTON IVY



GREEN ROOF SEDUM MIX



Kelsey Dogwood



DEER FERN



PRIVOT HONEYSUCKLE



AMENITY CHARACTER IMAGES